

**CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE  
REGULAR MEETING  
John L O'Brien Building  
Hearing Room C  
Olympia, Washington  
August 6, 2008  
9:00 AM**

**Draft Minutes**

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**MEMBERS PRESENT**

Fred King  
Representative Sam Hunt  
Ron Tan  
Patrick McDonald (for Sam Reed), Secretary of State  
Barbara Swift

**MEMBERS ABSENT**

Dennis Haskell  
Senator Karen Fraser  
Representative Richard DeBolt  
Senator Dale Brandland

**OTHERS PRESENT**

Bremer, Linda, GA  
Case, Sharon  
Childs, Harvey  
Donald, Craig, GA  
Evans, Tom, GA  
Gow, Valerie, Puget Sound Meeting Services  
Handy, Nick, Auditor's Office  
Harris, Gary, SRG Partnership  
Jacobs, Bob, Citizen

Maher, Carol, GA  
Ritche, Tim, SRG  
Shosbree, Bob, SRG Partnership  
Springer, Lillian, GA  
Stepelton, Andy, GA  
Stevenson, Chris  
Valencia, Rachel, GA  
Zieve, Rick, SRG Partnership  
Koal, Penny, GA

Chair King called the Capitol Campus Design Advisory Committee (CCDAC) regular meeting to order at 9:08 a.m.

**Announcements and Introductions**

Chair King reported the notice of the meeting was published in *The Olympian*. Public comments will be accepted after completion of the agenda item. Other public comments will be accepted for issues not on the agenda at the end of the meeting.

**Approval of Minutes – May 22, 2008**

**Barbara Swift moved, seconded by Ron Tan, to approve the minutes of May 22, 2008 as presented. Motion carried.**

**Director's Report**

The Director's Report was deferred to later in the meeting.

**Heritage Center/Executive Office Building – Finalization of Schematic Design**

Craig Donald, Project Manager, reported the review will be a presentation of the schematic design package to receive guidance from the committee as the team proceeds into the design development phase.

Mr. Donald outlined the presentation agenda.

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Mr. Donald reported the process directs budget reconciliation at each design phase of the project. The budget reconciliation calls on the design architect's cost estimator and the General Contractor/Construction Manager (GC/CM) to develop cost estimates at each design phase to determine costs of the construction at that design phase. In early June, the two estimates were over budget requiring a process involving the design architects, GC/CM, Office of the Secretary of State, Office of the Insurance Commissioner, Office of the Treasurer, GA, and the Office of Financial Management (OFM) to reconcile the budgets. The project budget for the Heritage Center is \$141 million. The budget for the Executive Office Building (EOB) is \$80 million. The team scaled back some aspects of the design. SRG representatives will provide details on some of those changes. Some of the design changes to reduce costs were suggestions offered by CCDAC members. The reprogramming effort led to a redesign by SRG Partnership in late July and another estimate prepared independently by the two parties.

Mr. Donald reported the architect's design estimators' costs are \$65,000 under budget and the GC/CM's cost estimate is \$217,000 under budget.

Upcoming milestone dates include the completion of a Draft Environmental Impact Statement (EIS) in late August followed by a 30-day comment period. Changes will be incorporated into the design based on public comments as well as formerly responding to public comments in the Final EIS document. The team anticipates completing the design development phase on November 21, 2008, which will be followed by another budget reconciliation to support the report due to the Legislature on February 1, 2009 involving several aspects of the project including the budget.

The team is on-track for signing the guaranteed maximum allowable construction costs in April 2009 in preparation for financing the project in mid-June.

Mr. Donald introduced Mr. Zieve, SRG Partnership, who provided a presentation on the design schematic. Mr. Donald requested the committee's guidance after the presentation.

Mr. Zieve introduced Bob Shrosbree, Site Workshop; Gary Harris, Lead Project Architect, SRG Partnership; and Tim Ritche, Lead Design Architect, SRG Partnership.

Mr. Zieve thanked everyone involved in the project for their work during the last several months. The team completed a successful value engineering process maintaining the integrity of the project as well as saving millions of dollars. The building is a high quality, highly sustainable legacy project for the state. Mr. Zieve presented the final schematic design and changes made since the last meeting. The team will address the committee's comments from the last meeting as well as receive comments.

Mr. Shrosbree reviewed an aerial illustration of the site and outlined the new configuration of the site to include realignment of the road to connect to Cherry Lane. The current location of the conservatory will be regarded and re-formed relative to the new road construction. He outlined the location of the Heritage Plaza and how vehicles and buses will have access in and out of the south plaza.

Mr. Shrosbree reviewed the North Green area, which will be landscaped along the edge and in the parking area. The area is the city side of the building and the goal is ensure the building has no front and back entrance. The North Green includes a plaza and an entry court as well as a wide sidewalk with a green edge along the north side of the building. Columbia Street will remain open. The plantings will incorporate a casual approach to carry through the campus ambiance along the north edge. One of the

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mandates of the project is its connection to Heritage Park. The design maintains the connection which also includes ADA access from the building to Heritage Park along the hillside path.

Mr. Shrosbree reviewed the Heritage Plaza side on the south side. The area is pedestrian-oriented and includes vehicle access for dropping off passengers. Street trees will be included to carry out the theme along 11<sup>th</sup> Avenue. A higher quality finish has been retained by incorporating granite bands or stone to reflect the quality and the base of the building. There will be a high-level finish of concrete in and around the plaza to include the bollards and pedestrian elements along the edge to encourage pedestrian-friendliness. The area can be used for civic purposes, celebrations, commemorations, exhibits, and other activities. The plaza includes skylights in two locations as well as planters to soften the edge. 11<sup>th</sup> Avenue will be re-formed through re-grading and integrated with the Olmsted lawn. A grove of flowering trees will be added along the walkway. The area is on axis with the Insurance Building.

Mr. Shrosbree reviewed changes to the hillside area, which will include ADA accessibility. He reviewed some changes to accessibility from the building to Heritage Plaza in the area of the hillside. He outlined landscaping planned to help restore the hillside. The reconfiguration in the North Green/parking area includes one way in for parking and one way out with internal configuration enabling a number of buses and cars. The service drive moved from the north edge back into the interior of the parking area to enable head-in service for trucks at the lower level at 56 feet.

Mr. McDonald commented on some of the proposed changes and pointed out some of the sharper edges as opposed to keeping with Olmsted's design of sweeping sidewalks and circles. Mr. Zieve acknowledged the receipt from the state of recently discovered Olmsted historical documents pertaining to the campus design. Mr. Shrosbree said the team is reviewing the plans of the campus and will likely base some design considerations on the historical plans.

*Linda Bremer arrived at the meeting.*

Chair King suggested the location for the story pole is not a dramatic location. He inquired about any prohibition for relocating the pole for better enhancement of the pole. Mr. Zieve said the team has not progressed on discussions pertaining to vertical elements, such as the pole or flags. He acknowledged the importance of those elements within the overall design. Mr. McDonald said the placement occurred in the 1940s and that the current placement works effectively with the GA Building. The site is not historical in nature, but the pole has historical significance. Moving the pole will involve intensive discussions.

Ms. Swift requested additional information about the building below grade and the extent of the site on the northern edge. Mr. Zieve outlined the building's edge above and below grade. The northern edge of the project is located at the edge of the North Green parking lot.

Mr. Shrosbree reviewed the schematic of the North Green to include the drop-off area and entry plaza. Along the hillside edge, café plaza seating is available. Two skylights on the south plaza entry will look into the State Library as well as general office areas below the plaza.

Chair King commented on improving the sidewalk along the western edge of the building complex along Columbia Street to include planting areas and benches. Mr. Shrosbree acknowledged that there are some places that provide opportunities for more landscaping improvements.

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Representative Hunt asked about the elevation of the North Green parking lot. Mr. Shrosbree described the elevation of the parking from the building along Columbia Street. He outlined the tree plan and landscaping around the complex to include a wide variety of plantings both native and flowering vegetation. Landscaping areas will be irrigated.

Mr. Zieve reviewed the design elements of the building beginning at the middle of the building at elevation 97. The main arrival level is at elevation 97. The main entry of the building is on axis with the Insurance Building. The entry space is referred to as the "Great Hall" and will include quality finishes, such as stone and terrazzo floors. The café will seat up to 60 people. Outdoor dining will be available on the terrace overlooking the lake. The concourse links down the building east to west and eventually might link to the undeveloped block to continue the link into another building. The main entry to the building includes the gift shop, museum, main elevator core, and some office space. The building was narrowed north to south by several feet and from east to west the building was narrowed by eight feet.

The next level down includes the north entrance. The entrance includes the continuation of the "Great Hall" with a grand stair that moves upstairs. A pre-function area is located on the level that houses the auditorium and conference center. Also housed on the level are the State Library as well as office areas to include the archives, map rooms, collections, and a secure reading room. The total square footage of the second level and the third level below grade was reduced, but the height of the compact shelves were increased from eight feet to 12 feet to increase storage capacity of materials. The auditorium was downsized by approximately 100 seats with a 250-seat auditorium capacity. The conference center previously was a clear span column-free space. Two columns have been added in the conference center at a savings of \$1 million. The team is scheduling a conference and work session with the director of the Bellevue Convention Center to discuss how the room can be used. The room can be divided into thirds. In large ballrooms and convention facilities, most of them include video screens around the room and many have columns.

Mr. McDonald said although he'll defer to the experience of a renowned architect, the two columns in the center are problematic, and he hopes funds can be found to span the room without columns.

Mr. Zieve said the next level below is the loading dock level. Funds were saved by ramping down and compacting space using less retaining walls and less below grade excavation. When GA is demolished and excavation occurs at the basement level of the existing GA Building and much of the excavation needed for the new building will be reduced. The level includes receiving space for museum collections and archives. The level also includes mechanical space. The two main public levels are the main level and the level below. The floors above and below are secure.

Chair King inquired about access for delivery trucks along the ramp. Mr. Zieve said panel trucks will drive in and drive out, as a turning radius will be available for the trucks. However, approximately four to six times a year, a flagger will be needed for backing large trucks down the ramp.

Mr. Zieve described the functions of the highest two levels of the building, which includes office space. He described recent changes to the building configuration for improving efficiencies.

Mr. Zieve noted the building moved approximately 10 feet to the east when the building size was reduced, resulting in the reduction of the width of the terraces saving additional funds.

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Mr. Zieve responded to questions and verified the building includes a large elevator to move large museum exhibits and other large items. He referred to the mechanical elements of the building and noted air handling was consolidated on a mezzanine, which is the most efficient way.

Mr. Zieve reviewed the typical floor of the EOB, which was reduced by approximately eight feet. A center atrium was lost in the EOB to bring natural light. However, the team is confident about the daylighting scheme with light entering on the south and north through open office spaces. Notches were included in the ends of the building before, which have been removed. Major structural sheer walls have moved out to the perimeter. The committee provided feedback at the last meeting about reconsidering the east and west facades and making them solid. He described a structural sheer wall with an opening for windows at all four corners, which is also an efficient way to resist seismic forces as well as save money and help the architectural expression. The top level includes the terrace but removal of a planter.

Mr. McDonald inquired about the skylights in the main plaza and whether any measures will be implemented to keep people from sitting or climbing on the skylights. Mr. Zieve replied that the team is still working through the design. The intent is to surround them with a sea height wall with the skylight designed to shed water but with a low slope. The skylights are designed to accommodate loads, but some design can be incorporated to discourage people from sitting or walking over them.

Mr. Zieve said the goal is to achieve Leadership in Energy and Environmental Design (LEED) Silver with a goal to achieve Gold certification. The team is working to meet the 2030 challenge which requires the building to consume 50% to 60% less energy than buildings of a similar type today. The passive design elements are holding strong. The best orientation of the building is east and west to maximize daylighting. The design is a high performance-building envelope to include high-performing glass and façade depth as well as horizontal shades. Natural ventilation is the strategy for all public spaces. The systems design includes radiant floors in public spaces. The EOB will have raised floors allowing for increased building flexibility over its life with heating supplied below floor. Water harvesting will be implemented through the collection of rainwater from the roof for storage and reuse for irrigation and gray water use. The team is still pursuing energy generation through Puget Sound Energy (PSE). PSE expressed interest in pursuing a demonstration project.

Mr. Zieve reviewed several provisions of the Capitol Campus Master Plan pertaining to new construction.

Mr. Zieve reported Wilkinson sandstone is less costly than precast concrete for the building material.

Mr. Zieve reviewed the building massing and form using a geometric diagram. He described the changes since the committee's last review. Mr. Zieve displayed a final rendering of the building. Previously, much of the metal located in the lower part of the building was priced as bronze. Savings were achieved by using dark bronze anodized aluminum.

Representative Hunt inquired about the potential location of the state seal. Mr. Zieve said a final solution has not been developed, but it may be installed on one of the exterior stonewalls, the lower level, or within the building.

Chair King said he's impressed with the extent of the vision achieved since the last review. The revised schematic addresses most of his concerns.

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Ms. Swift thanked the team for the thorough presentation. She commented that from the perspective of the building located within the campus versus a building located on a site, the project appears to be headed toward a building on a site. For example, there are issues of landscape campus scale that need to be amped up in relationship to the building. Whether it's the issues of the view from Heritage Park or the nature of the building in that perspective, the building is the most important object. It appears the building is beginning to compete with the Legislative Building. However, there are some easy and appropriate ways to address the conflict. She cited an example of extending hillside landscaping, which is an element of the primal lowland forest that grabs and anchors both the view up and from the campus. She suggested bringing landscaping around the walkways along the entire hillside. The selection of vegetation needs to be of significant scale to anchor the view of the building. She noted the west and south side of the building will receive a significant amount of sun exposure. Because part of the building is below grade, it appears that there has been a decision not to include any scale of vegetation. She suggested stepping back and questioning whether it will help the campus and the building to include some large trees.

Ms. Swift referred to the south side of the building and the main entrance and questioned the possibility of flipping the sidewalk to create a strong alley of trees. Mr. Shrosbree said the area is the promenade. Ms. Swift noted that many parts of the campus do not include sidewalks. Mr. Shrosbree said the sidewalk currently exists and is a replacement, but acknowledged the sidewalk could be reversed.

Ms. Swift referred to the North Green and suggested revising the plan to eliminate curbs or any semblance of vehicle usage. The goal of the bringing the campus down Columbia Street to the North Green to encourage pedestrians merits some further considerations.

Relative to the diversity of species on the hillside, Ms. Swift suggested obtaining an arborist's evaluation to determine what could be retained.

Ms. Swift added that the site budget should be larger than typical for a project because of the site of the project. She reiterated the hope that the team will have the time to review the relationships and details intensely. Mr. Shrosbree responded that the hillside is overrun with English ivy and some alders. However, there is a quality to the hillside in terms of scale. At this point, landscaping for the hillside entails examining what is currently located on the site and working with a forester/horticulturalist to advise the team.

Representative Hunt referred to previous comments about the need for a long retaining wall along the bluff and that there might be discoveries of different things within the hillside after initial exploration. He asked about the status of the hillside and whether exploration has been completed to avoid any surprises. Mr. Zieve said there has been some exploration of the area and that there haven't been any discoveries. The team is working with Mortensen Construction on how to effectively hold the edge. There might be a series of stepped retaining walls required that are not too tall.

Ms. Bremer agreed with many of the comments offered by Ms. Swift regarding the presence of trees and landscaping. She noted the older buildings on campus, such as the Insurance Building and the Legislative Building, appear to have rounded edges while the proposal is indicative of straight lines and angles.

Discussion ensued about the need for tall trees and the difficulty of envisioning green within the illustrations because of the scale of the illustrations. Mr. Shrosbree agreed and indicated he'll work on

the plan to capture the suggestions. Ms. Swift commented on the ability of obtaining trees of scale. She suggested the team should consider the importance of trees of scale on the south side of the building.

Chair King concurred with Ms. Swift comments but noted large trees don't necessarily need to be placed close to the building. He referred to a grove of sizable trees across the campus near Capitol Way and suggested it may be appropriate to develop something similar along the green across from the south entrance.

Mr. Tan said because of the size of the building, it will be hard to ignore. The comment that the building competes with the Legislative Building is accurate because it's 290 feet wide. However, the building is still subservient to the Legislative Building. He complimented the architects on the design that is still undergoing refinements. The building will stand the test of time. It's a structure that incorporates the three elements of good basic design – unity, variety, and balance. The design reflects good design. He referred to the far end of the building façade and suggested the team might continue working to afford more balance. Mr. Zieve said the center section has been very consistent, but the team has struggled with the end design and it's something that the architects will continue to study. Mr. King added that it's important to differentiate from the center section of the building.

Chair King invited public comments. .

**Bob Jacobs** said he agrees with increasing landscaping and adding trees as well as adding a grove or groves of Douglas fir in front of the building to break up the view from the south. He noted that in earlier illustrations vines were hanging over the terraces. The current illustration appears to reflect the potential concerns of views from the building rather than from views to the building. He urged the team to pursue a green focus through the use of either hanging vines or reintroducing Douglas firs or other conifers.

Mr. Zieve noted the planters on each terrace are included in the plan.

**Carol Maher** asked about the configuration of the stairs to the lake and the location.

Mr. Shrosbree referred to the illustration and noted the terraces link at four different points along the edge to the stairs. Ms. Maher commented that the path is not wheelchair accessible. She suggested not including the stairs and fixing the pathway so that it's accessible.

**Ron Tan moved, seconded by Representative Hunt, to approve the schematic design and that the comments offered by the committee should guide future development through design development.**

Representative Hunt observed that the clock is ticking and the price of construction continues to rise. He noted the importance of exercising due diligence in moving the project forward. The Wheeler project has already incurred a delay and he cautioned against a similar delay for this project. He commended the team for the changes to the project to meet budget.

Mr. McDonald added that the architects have shown willingness to listen to the committee. The grounds can be addressed without an impact to the project schedule.

**The motion carried unanimously.**

**Director's Report**

Ms. Bremer congratulated the team for their efforts. She acknowledged the assistance of GA staff, Secretary of State Office, and the Insurance Commission Office for their give and take and willingness to take the time necessary for the project.

Ms. Bremer provided an update on activities:

***Property Purchase*** – As part of the 2008 Supplemental Capital Budget, GA purchased two parcels of land adjacent to Centennial Park property between Union and 11<sup>th</sup> Avenue.

Mr. Evans added additional work is necessary by staff prior to the adding the parcels to the Master Plan as Opportunity Sites. The addition should occur by next year.

Ms. Bremer said the acquisitions complete the state's ownership of the full city block bounded by Union, 11<sup>th</sup>, Washington, and Franklin Streets.

***Wheeler Site Redevelopment*** – The project has been paused. The project will be rescoped to take a closer look at a scaled-down version. The existing buildings were gutted and GA will need to consider those buildings, which likely will become a community conversation.

***City Building Height on the 5<sup>th</sup> Avenue Isthmus*** – Chair King testified during the Planning Commission public hearing. The Planning Commission recommended approval of a compromised proposal to the Olympia City Council. The City Council is holding a public hearing on September 16, 2008 at the Washington Performing Arts Center. The State Capitol Committee is holding a special meeting prior to the September 16, 2008 City Council meeting.

Chair King said there has been a suggestion by some members of the committee to revisit the committee's handbook because there is a belief that there are some issues the committee is not addressing adequately. He asked that the committee receive a copy of the handbook prior to the next meeting as well as adding a discussion to the meeting agenda.

Ms. Bremer suggested adding a review of the capital budget. A copy of the approved budget will be provided to the committee.

Chair King said one of the incentives for the review of the handbook is the issue of whether the committee should review leased development proposals. Ms. Bremer advised that OFM modified the authority for leased development. She agreed a review of the issue is timely. She asked members to consider how GA shares lease solicitations with the committee.

***Child Care Center Perry Street*** – The Perry Street Child Care Center is open. Staff received good feedback on the quality and the features of the facility, which now meet early learning standards. GA is also negotiating the purchase of the facility.

**Other Business**

Members wished Mr. McDonald well as he leaves for a year on an assignment to Iraq. He introduced Nick Handy, Director of Elections.



**Adjournment**

**Representative Hunt moved, seconded by Ron Tan, to adjourn the meeting at 11:07 a.m. Motion carried.**

Prepared by Valerie Gow, Recording Secretary  
Puget Sound Meeting Services