

**CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE**

**Regular Meeting**

**Department of Enterprise Services**

**1500 Jefferson Street – Room 2208**

**Olympia, Washington 98504**

**May 24, 2012**

**10:00 AM**

**Minutes**

*(Approved: April 4, 2013)*

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**MEMBERS PRESENT**

Representative Gary Alexander  
Senator Karen Fraser  
Dennis Haskell  
Representative Sam Hunt  
Patrick McDonald (for Secretary of State)  
Alex Rolluda  
Barbara Swift

**MEMBERS ABSENT**

Paul Blanton  
Senator Linda Parlette

**OTHERS PRESENT**

Sally Alhadeff, CTS  
Kim Buccarelli, GA  
Martin Casey, GA  
Tom Gow, Puget Sound Meeting Services  
Bob Jacobs, Citizen  
Marygrace Jennings, DES  
Gary Larson, Citizen  
Nouk Leap, DES

Steve Lewandowski, OFM  
Allen Miller, North Capitol Campus Heritage Park Dev. Assn.  
Ron Noble, DES  
Mark Rentfrow, Citizen  
Bonnie Scheel, DES  
Kris Tucker, Arts Commission  
Joyce Turner, DES  
Bob Wubbena, CLIPA

Prior the meeting, the committee participated in a tour of the exterior of the Jefferson Building.

Chair Dennis Haskell called the Capitol Campus Design Advisory Committee (CCDAC) regular meeting to order at 10:06 a.m. A meeting quorum was attained.

**Announcements and Introductions**

Mr. Haskell reported the notice of the meeting was published in *The Olympian*.

Public comments for any agenda items can be offered at the conclusion of each agenda topic.

**Approval of Agenda**

**Senator Fraser moved, seconded by Barbara Swift, to approve the agenda as published. Motion carried.**

*CCDAC will review one item on the agenda for Actions: Approval of the November 10, 2011 Minutes; and three items for Information: Tour of 1500 Jefferson Grounds, DES Director's Report and DES Facilities Report.*

**Approval of Minutes**

*November 10, 2011*

**Barbara Swift moved, seconded by Alex Rolluda, to approve the minutes of November 10, 2011, as published. Motion carried.**

**DES Director's Report**

Director Joyce Turner thanked and acknowledged Sally Alhadeff for providing a tour of the exterior of the Jefferson Building.

The agency is in its ninth month as the Department of Enterprise Services (DES). The agency's mission and vision statements and values have been developed and publicized. Efforts are underway on the Action Plan, a 14-page document of hundreds of items scheduled for accomplishment during the first year. Most items are necessary as a new agency and others are new projects and efficiencies. All action items are in addition to the regular business of the department.

When the Liquor Control Board initiative passed dissolving the state's sale of liquor, the Board turned to DES as one of its first steps. The department's Personnel Services Division partnered with other state agencies to provide resources to 900 employees who would soon lose their jobs. The Board also turned to the department for the online public auction of liquor store locations. The department typically offers online auctions on a regular basis and the department completed the auction and collected the funds. The Real Estate Services Division assisted in the final disposition of the distribution center in south King County and the IT Division was contacted because point of sale equipment used by state liquor stores was originally leased by the department.

The department's Warehouse Services recently partnered with Goodwill Industries in Tacoma. When school districts and state agencies surplus items, those items are shipped to the warehouse for resale. If the department is unable to sell items, Goodwill Industries sell those items in its stores to support the nonprofit as well as avoiding the contribution of more equipment and materials to the landfill.

DES centralized the management of a dozen vehicle fleets and reduced the fleet by more than 200 vehicles by consolidation, sharing services, and adding agencies to the fleet. DES is targeting a reduction of another 300 vehicles by the end of the year.

In May, DES teamed with Employment Security, Veterans Affairs, and the Office of the State HR Director to assist agencies to reach out and hire veterans and recognize the veterans' preference law.

The Legislature passed a bill consolidating all procurement statutes. DES is working on revamping all the rules and policies for procurement and is working with vendors and agency partners on procurements.

DES is undertaking a complete review of all rates and rate structures as well as an external review of how central service agencies bill for services. DES is partnering with legislative staff, OFM, and other service agencies to review rate models.

**DES Facilities Update**

Facilities Asset Manager Bonnie Scheel provided a capital projects update for Capital Campus.

The Natural Resources Building Roof Replacement and Exterior Insulation and Finish Systems (EIFS) project is completing design. DES anticipates receiving bids and awarding a construction contract soon.

*CCDAC Regular Meeting  
Minutes of Meeting  
May 24, 2012 Page 3 of 5*

with construction scheduled to begin in July and conclude by October 5. The project began as a roof project but upon further investigation of the cladding, water infiltration was discovered on the south side cladding that needed to be addressed.

The Legislative Building Critical Exterior Repair project received an appropriation of \$956,000 during the biennium to complete the critical leak repairs identified in 2010 during an investigation. Through the supplemental capital budget, DES received an additional \$1.4 million to expand the project to caulk and clean and re-point the dome area from the mini domes to the cupola and the spire.

DES received \$150,000 to study the GA Building for reuse. DES awarded a consultant contract to SRG Partnership. Current efforts include identifying appropriate project team members to work with stakeholders and the consultants over the next six months. A report is due in December. The budget proviso was specific for the project to review and update previous pre-designs and examine code requirements if rehabilitation of the building occurs. Language in the proviso specified examining programming for the Washington State Heritage Center, Washington State Library, and the Washington State Patrol. Language was specific to consider funding sources with specific funding limitations using the fund balance and expected revenue from the Washington State Heritage Center account as well as current level lease payments of the tenants to be housed in the building.

*Representative Hunt arrived.*

The Capitol Lake dredging project is a small budgeted project and is currently in pre-planning stages for scoping and consultant selection. A Request for Proposal (RFP) will be released for hiring a consultant skilled in dredging and permitting. The project is to develop a roadmap for the permit process. There could be up to 18 different permits required for a dredging project. A draft report is due in December with a complete report due by June 30, 2013.

The snow and ice storm in January significantly impacted the campus with the destruction of many older trees on campus. Nine trees were lost on the west campus of which four were Colony cherry trees, one cherry tree, one plum, one cedar, and two blue spruce trees in front of the Legislative Building. Eighteen trees were lost in other campus properties including eight at Heritage Park and six on the east campus. DES has begun replacing the trees and has planted four new trees with plans to plant additional trees in the fall. Replacement of west campus trees is guided by the 2009 Landscape Master Plan.

In March, DES requested and received approval from the State Capitol Committee to demolish the old IBM Building on the corner of Maple Park and Capitol Way. Employment Security moved out of the building in February 2011. Until the long-range future of the site is determined, DES would like to restore the site and use it as visitor parking for the campus.

DES received \$500,000 for the West Campus Underground Utility Repair Project for this biennium. The 75-year old waterline running along west campus serving the Legislative Building, Pritchard Building, Cherberg Building, and the O'Brien Building has experienced several leaks over the several last years and needs to be replaced. The project requires excavation of 15<sup>th</sup> Street and replacing the waterline to Water Street and west on 15<sup>th</sup> Street across the Pritchard Building and then down to the south Legislative Building parking lot hooking into new infrastructure that was repaired several years ago.

The Legislative Building Hydronic Loop project is a repair of the heating and cooling piping system throughout the building. The system has experienced failed seals, valves, and coils that led to extensive unscheduled maintenance and costly repairs. DES received funding to complete the replacement of valves, flushing of the system, and repairing some plaster that was damaged.

Another project scheduled for completion this summer is the Capitol Campus Parking Garage Lighting Upgrade project. All parking garages on the campus will receive new updated and improved light systems utilizing energy saving technology saving the state approximately \$117,000 in annual energy savings with an estimated payback in 9.8 years of the project cost. Garages will be better lit for safety with efficient lighting that will operate by motion detection. Tenants have been asking for a safer garage environment for some time.

Senator Fraser encouraged staff to consider installing a landscape barrier between Maple Park and the parking lot to help provide screening for the neighborhood. Director Turner noted that existing trees are located in front of the old IBM Building as well as existing landscaping. The department will work to ensure that existing landscaping is maintained as a second layer of screening.

Patrick McDonald referred to the cleaning of the Legislative Building and asked whether the capital budget only targeted cleaning of the dome. Manager Scheel advised that information was provided to the Legislature from a recent assessment completed for cleaning the entire building, re-pointing, and caulking at a total cost of \$5 million. DES already received \$1 million for leak repairs and the additional \$1.4 will provide up to half of the needed funding to clean the entire building. The department will request additional funds in the 2013-2015 biennium to complete the project.

Mr. McDonald asked whether the project for studying reuse of the GA Building includes any consideration for demolishing and replacing the building. Manager Scheel said many of the firms that were interviewed shared that removal and replacement of the building might be one of the results of the study. It's anticipated the study will result in a menu of options for the Legislature to consider.

Chair Haskell recommended the committee should review the report and provide comment when it's completed.

Representative Alexander asked whether the study will consider housing the three designated tenants within a new building. Manager Scheel advised that the proviso language only stipulated housing the three tenants in a renovated building. The budget of \$150,000 doesn't provide many options to explore in any detail. The goal is completing the study within the specific proviso language to consider a renovation rather than a replacement. However, there likely will be some strong direction and information that may point to reviewing the replacement of the building rather than renovation. The metric used for determining replacement of a building is 80%. Some analysis completed previously indicates 88% to renovate.

Representative Alexander said his concern is ensuring the comparisons are equal, as the Heritage Center project as previously scoped did not include the other two occupancies. It may be difficult to achieve an equal comparison if a new building included the three designated tenants.

Barbara Swift said her concern is for the consultants working within a politicized environment in an economically constrained time providing an unbiased study of good and professional advice around an issue of this caliber. Based on ten years of service on the committee, this particular site and building has been studied many times with multiple statements and studies over time expressing one particular concern about the quality of the facility and its life and short-term investments. She pointed out that the committee may want to express its desire to see strong support for a very candid representation of findings.

*CCDAC Regular Meeting  
Minutes of Meeting  
May 24, 2012 Page 5 of 5*

Mr. McDonald acknowledged that there is much background information available to the consultants that will help result in a study that represents factual findings.

**Public Comment**

There were no public comments.

**Next Meeting Date**

The next meeting is scheduled on Thursday, September 27, 2012, at 10:00 a.m.

**Other Business**

Mr. McDonald advised that the Secretary of State is forwarding a letter to the committee to request the renaming of the Pritchard Building. Primarily, the request is dropping "Library" from the official name as people continue to drop books at the book depository at the building.

**Adjournment**

**With there being no further business, Chair Haskell adjourned the meeting at 10:35 a.m.**

Prepared by Valerie Gow, Recording Secretary/President  
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