



CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

**Department of Enterprise Services
1500 Jefferson Street – Room 2330
Olympia, Washington 98504
April 4, 2013
10:00 AM**

Minutes

(Approved: October 9, 2013)

MEMBERS PRESENT

Dennis Haskell, Chair
Alex Rolluda, Vice-Chair
Jonathan Taylor (via telecon)
Kim Wyman, Secretary of State
Representative Sam Hunt
Representative Gary Alexander

MEMBERS ABSENT

Barbara Swift
Senator Karen Fraser
Senator (vacant position)

OTHERS PRESENT

Martin Casey, Enterprise Services
Dennis Forsyth, SRG Partnership
Steve Friddle, City of Olympia
Tom Gow, Puget Sound Meeting Services
Tom Henderson, Enterprise Services
Marygrace Jennings, Enterprise Services
Nouk Leap, Enterprise Services
Travis Matheson, Washington State Patrol
Carrie Martin, Enterprise Services

Allen Miller, North Capitol Campus Heritage Park Dev. Assn.
Mark Neary, Secretary of State Office
Dave Peeler, Deschutes Estuary Restoration Team
Bonnie Scheel, Enterprise Services
Keith Stahley, City of Olympia
Andy Stepelton, Legislative Support Services
Jeff Swanson, Washington State Patrol
Joyce Turner, Enterprise Services
Steve Valandra, Enterprise Services

Welcome and Introductions – Secretary of State Kim Wyman and Jonathan Taylor

Chair Dennis Haskell called the Capitol Campus Design Advisory Committee (CCDAC) special meeting to order at 10:02 a.m. A meeting quorum was attained.

Chair Haskell recognized and welcomed newly appointed members, Jonathan Taylor and Secretary of State Kim Wyman.

Mr. Taylor was appointed to fill the architectural position on January 28, 2013. Mr. Taylor obtained his Bachelor of Architecture at the University of Oregon.

Secretary Wyman was elected in 2012 as Washington's fifteenth Secretary of State. Prior to her election, Secretary Wyman served as the Thurston County Auditor for 12 years.

Approval of Agenda

Chair 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.

Representative Sam Hunt moved, seconded by Alex Rolluda, to approve the agenda as published. Motion carried.

CCDAC will review two items on the agenda for Action: Approval of the May 24, 2011 and November 29, 2012 Minutes and the Chair and Vice Chair Recommendations; one item for Discussion and Review: General Administration Building - Pre-design Update; and one item for Information: DES Facilities Update.

Approval of Minutes
May 24, 2012

Representative Gary Alexander moved, seconded by Jonathan Taylor, to approve the minutes of May 24, 2012, as published. Motion carried.

November 29, 2012

Alex Rolluda moved, seconded by Representative Sam Hunt, to approve the minutes of November 29, 2012, as published. Motion carried.

CCDAC Administration

Mr. Casey asked the committee to consider and nominate two individuals to serve as Chair and Vice Chair during 2013. The recommendation will be forwarded to Director Joyce Turner for action.

Mr. Rolluda requested nominations for Chair.

Mr. Rolluda nominated Dennis Haskell.

The committee unanimously voted to elect Dennis Haskell as Chair for 2013.

Chair Haskell opened nominations for Vice-Chair.

Representative Hunt nominated Alex Rolluda for Vice-Chair, which was seconded by Representative Alexander.

The committee unanimously voted to elect Alex Rolluda as Vice-Chair for 2013.

General Administration Building

Chair Haskell introduced Tom Henderson, Facilities Assistant Director, and Dennis Forsyth, SRG Partnership.

Chair Haskell recused himself from the discussion.

Mr. Henderson reported the purpose of the review is to facilitate a discussion by the committee. The committee previously reviewed the predesign and all the information submitted in the final report. The 2011 Legislature appropriated \$150,000 to complete the predesign for renovation of the General Administration (GA) Building.

Representative Alexander expressed some frustration and confusion as to why the issue is considered a predesign of the existing facility. The results of the consultant review were

convincing in terms of cost and providing a better overall product if the building was demolished and replaced with a new building at that site rather than redesigning and reusing a building that has significant cost elements to upgrade. He recommended the discussion should not consider the option of redesigning the existing building.

Mr. Taylor shared that he had an opportunity to review the consultant report as well as documentation over the last several years. He agreed that based on the information and the amount of structural, seismic, mechanical, and electrical work that would be required warrants a discussion about replacing the building. He asked about the building's landmark status and potential impact if the building was demolished. Mr. Forsyth advised that the building is listed on the register. However, he believes it's possible to demolish the building.

Marygrace Jennings, Cultural Resources Manager, reported the GA Building was nominated, accepted, and placed on the National Register for Historic Places. The building does not have landmark status. Another modern building of the same era, the Pritchard Building, is believed to be of greater quality than the GA Building. Historic preservationists are somewhat divided because there is a strong following of some who believe the building has historic value. The National Register nomination certainly supports that belief; however, there is no legal block for either demolition or total revision.

Mr. Taylor asked about any political opposition regarding the disposition of the GA Building. Secretary Wyman reported that when she assumed her position, her impression from her predecessor was that there was great support for the Heritage Center project. Demolishing the GA Building and building a new Heritage Center on the site has been considered for the last five years. However, during discussions with legislators, there is much work necessary to rebuild the coalition as there continues to be strong supporters as well as some who are opposed to the Heritage Center proposal. Politically, there are many issues surrounding the GA Building demolition because of the potential replacement project.

Mr. Taylor suggested the issue should be segregated from the GA Building, as the building is not particularly a great building in design or for long-term sustainability.

Representative Alexander said he believes the programming for the site is consistent with ESHB 1497, as it would house Heritage/Library/Washington State Patrol tenants. His contention is that it would be more cost effective to build a new facility to house those programs than to refurbish and upgrade the existing building.

Representative Hunt said another element of the site is the status of the hillside in terms of stability regardless of whether a building is placed in it or on top of the site.

Mr. Rolluda said the historical analysis revealed that the highest priority was the exterior façade and the elevator. Mr. Forsyth replied that there are some elements of detail within the building that the state would want to preserve historically, such as some of the trim, mural, and the exterior, which could be reused.

Secretary Wyman agreed the cost to upgrade and rehabilitate the building does not pencil out fiscally as well as not satisfying the long-term vision of the Capitol Campus.

Mr. Taylor said SRG Partnership is very skilled at planning and producing thoughtful projects that respond to client needs. The state would likely receive twice or three times the value by

constructing a new building. As an architectural professional who has worked on worldwide projects, he emphasized that if possible, the decision should be a building replacement.

Mr. Rolluda said there appears to be a consensus by the committee that replacement is favored over renovation.

Representative Gary Alexander moved, seconded by Representative Sam Hunt, to recommend the replacement of the GA Building as opposed to redesigning and rebuilding the existing building. Motion carried.

Public Comment

Dave Peeler said he is a retired state employee and attended the last meeting when SRG Partnership presented the cost analysis. As he recalls, it was less expensive per square foot for a major redesign of the building. Having been in several different state buildings over his 33-year career with the state, there is a significance difference in having a building designed for programmed use as opposed to designing around a program. He asked whether legislation authorizing the study stipulated that either a new building or a renovated building must not increase the lease payments by the state agencies. That was a problem for the agency he previously worked for in terms of how to meet the lease requirement for a new building. He added that he's unsure if that issue was addressed in the comprehensive report.

Mr. Forsyth affirmed that the report documents it would not be possible because of how the state distributes costs to renters throughout the system. Any new building would automatically increase rental payments.

Director Turner added that it would be very difficult for the department because the department operates on a cost-recovery basis and is unable to operate at a deficit.

Representative Alexander pointed out that the Legislature would likely ensure that the operating costs provide the resources to cover space lease costs.

Secretary Wyman said the report documents that the building is unsafe and has bad air quality as well as other issues that could affect employee health. The issue is the risk of placing employees in a building that is now known to be unsafe, as well as the risk of potentially incurring legal costs if something happened to an employee(s). Those considerations must be factored as well.

DES/Facilities Reports

Mr. Henderson provided an update on DES activities.

Legislative Building Cleaning and Repair Project - The department received funding for cleaning the Legislative Building dome to the fourth floor. Some work is pending to repoint stairs and clean some areas after the end of the legislative session.

IBM Building Demolition - The IBM Building was demolished and the space converted to lawn.

Natural Resources Building Roof and Exterior Repairs - Scaffolding at the Department of Natural Resources Building has been removed upon completion of repairs to the south side of the building. All leaking windows were replaced and the exterior wall was rebuilt.

Representative Alexander asked whether the need to replace the roof was reasonable or whether the department learned more about the quality of roof materials. Mr. Henderson said the department learned that the material is a synthetic material that was wrapped around the parapet wall cap instead of installing steel flashing to prevent moisture penetration. That created a situation of moisture penetrating the walls and creating problems. Additionally, the windows were not properly constructed and were different from what were designed for the building. It's important to pay attention to how buildings are flashed and how material is received. The 20-year lifespan of the roof was short and it's been recognized not to reduce initial building material costs arbitrarily without considering the long-term costs associated with maintenance and material lifespan.

Director Turner added that the Washington Center for the Performing Arts experienced similar problems because the building used the same exterior cladding, which wasn't an unusual technique at that time.

Representative Hunt asked whether the replacement windows are dual pane windows. Mr. Henderson affirmed the windows are dual pane. Additionally, many buildings during the same period in Seattle have since had the exterior renovated. A different finish was applied to the material as well as adding a vapor barrier along with other improvements to move moisture out and away from the building.

Mr. Taylor asked whether there are conditions or rules for campus buildings for prohibition of specific types of materials. Mr. Henderson said the campus has adopted standards and that the issues can be addressed as the department evaluates the experience to ensure campus standards are established to maintain the building over the long-term in addition to the consideration of first costs.

Domestic Water Repairs – The department replaced domestic water line under 15th Avenue and on the east and west sides of the Cherberg Building.

Capitol Lake Dredge Study – The dredge study is halfway completed. The consultant, Floyd-Snider, is working with permitting agencies. A meeting is scheduled on April 17 to brief stakeholders on the plan. The plan establishes a roadmap and identifies gaps in data necessary to secure permits. The study is anticipated to be completed by June.

Chair Haskell asked about the timing for the committee to receive a presentation on the report. Mr. Casey said the report could be presented at the committee's May meeting.

600 Franklin – The state sold the former Department of Personnel Building located at 600 Franklin in March. Closing of the sale is scheduled on June 30, 2013.

Temple of Justice – The Temple of Justice Building is celebrating its 100th anniversary. Supreme Court Justices Charles Wiggins and Debra Stephens are working with the Courts Historical Society, a non-profit organization, to launch a fund-raising campaign to install added art work intended to complete the original Wilder and White design concepts of the building. The CCDAC is expected to be involved in the review process. The art work may include a sculpture on the staircase entrance and an inscription added to the north façade.

Adjournment

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

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