

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

MAY 21, 2015

FACILITIES REPORT – CURRENT CAMPUS PROJECTS & 2015-2017 CAPITAL BUDGET

PURPOSE: INFORMATION

The purpose of this agenda item is to update the Capitol Campus Design Advisory Committee (CCDAC) on the status of current capital projects and the 2015-2017 Capital Budget for the Capitol Campus. Lenore Miller, Acting Asset Management Manager will present the report.

CURRENT CAMPUS PROJECTS

The following Capitol Campus construction projects currently under construction are scheduled to be completed this summer or fall.

1. Capital Project East Plaza Stair Tower Replacement and Waterproof Retrofit

Water infiltrating into the Plaza Garage has undermined and weakened the structure, corroding essential components and creating a growing risk to life and property. There is structural deterioration at the western entrances of the parking garage causing structural beams, concrete walls and ceiling panels to loosen.

This project repairs the structural integrity of the concrete beams and panels at the western garage entrances off of Capitol Way, along with the reconstruction of the southern stair towers to address deteriorating steel beams and panels, and spalling concrete walls.

The project began in September 2014 and is scheduled to be completed before June 30, 2015.

2. Replacement of Campus Chillers and the Governor's Mansion Boiler and Critical Campus Steam System Repairs

At the Governor's Mansion the boiler and heating system was replaced with high efficiency equipment. The project removed the Mansion from the Campus steam loop generating energy savings by reducing the need to run large commercial boilers at the Powerhouse during non-work hours.

At the Campus Powerhouse a 40+ year old chiller is being replaced that will deliver greater flexibility and capacity for campus growth. Also, a high priority safety risk will be corrected to reduce the risk of injury to staff who work at the Powerhouse

The Governor's Mansion boiler and heating system work began in August 2013 and was completed in January 2015.

The Powerhouse chiller work began in February of 2014 and is scheduled to be completed in October of 2015.

3. NRB Parking Garage Fire Suppression System Project

The failed, non-operational fire suppression system at the Natural Resources Building (NRB) Parking Garage poses a life-safety and property risk. This project replaces the overhead fire-suppression system in the NRB parking garage.

The project began in February 2015 is scheduled to be completed by June 30, 2015.

4. Old Capitol Exterior Leak Repair

Due to the failing building exterior, there are numerous leaks at Old Capitol Building. In 2014, a consultant specialized in historic building work completed a survey of the building exterior to identify the most immediately repair needs. This project addressed some of the needed repairs, including:

- Repair gutters and roof flashing.
- Replace the garage and mechanical room roof.
- Improve drainage at the site by repairing drain lines and installing new storm and footing-drain cleanouts.
- Repair water-damaged plaster at various interior locations.

The Department of Enterprise Services requested further funding for the 2015-2017 biennium to complete the remaining repairs identified in the 2014 survey, including window rehabilitation, repair and cleaning of the sandstone walls and replacement of two large skylights that have failed.

5. Story Pole

A Native American Story Pole carved by Tulalip tribal leader William Shelton was installed on the West Capitol Campus in 1940. In 2010, it was removed due to advanced internal decay, and placed in storage. A capital appropriation was provided to either restore and re-install the story pole in an indoor location or return it to the Tulalip Tribe. Following careful study of the condition of the pole and discussion with the Tulalip Tribe, it has been determined that deaccession to the tribe of origin is the preferred resolution.

The pole has been wrapped and set on custom pallets and on June 2, 2015 it will be relocated into storage with the Tulalip Tribes. Enterprise Services has initiated discussions with the Governor's Office of Indian Affairs and Tribal leadership across the state regarding the development of a new tribute to Washington's Native American cultures on the Capitol Campus.

2015-2017 CAPITAL BUDGET

In early April 2015, the Legislature passed their versions of the 2015-2017 Capital Budget. Below is a comparison of the Governor, House and Senate versions of major or key preservation, new development or planning projects at the Capitol Campus.

Major and Key Projects	2015-2017 Capital Budget Versions		
	Governor	House	Senate
Preservation:			
Temple of Justice Building Systems Renewal & Upgrades	\$1,500,000	\$0	\$1,500,000
East Plaza – Structure & Elevator Repairs	\$8,239,000	\$8,239,000	\$0
Old Capitol Exterior & Interior Repairs	\$3,000,000	\$3,000,000	\$3,000,000
Campus Utility Repairs	\$5,300,000	\$5,569,000	\$0
NRB Garage Fire Suppression & Critical Repairs	\$8,077,000	\$8,077,000	\$8,077,000
Campus Heating Systems Repairs	\$2,727,000	\$500,000	\$2,727,000
West Campus Historic Building Exterior Preservation	\$3,960,000	\$2,000,000	\$3,960,000
Campus Physical Security & Safety Improvements	\$0	\$4,000,000	\$0
New Developments:			
1063 Block Replacement	\$69,000,000 <i>COP</i>	\$69,000,000 <i>COP</i>	\$0
Campus Buildings & Grounds Facilities Replacement	\$50,000	\$2,477,000	\$0
Newhouse Replacement Update Predesign	\$0	\$0	\$75,000
Utilities & Transportation Commission Building (ProArts Building)	\$0	\$5,000,000 \$63,500,00 <i>COP</i>	\$0
Planning:			
State Capitol Master Plan	\$0	\$250,000	\$0
Capitol Campus Utility Renewal Plan	\$0	\$0	\$650,000
Capitol Lake Long-term Management Planning	\$100,000	\$100,000	\$250,000
MAJOR/KEY CAMPUS PROJECTS	\$101,953,000	\$171,712,000	\$20,239,000
PERCENT OF ALL PROJECTS	87%	84%	55%
ALL DES NEW PROJECTS TOTAL	\$116,729,000	\$203,264,000	\$36,997,000

This above list does not include all Enterprise Services capital project requests that are being considered by the Legislature, such as minor work projects.