



CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

Dennis Haskell, Alex Rolluda, Susan Olmsted, Architect Vacant

Secretary of State Kim Wyman

Senator Karen Fraser, Senator Ann Rivers

Representative Sam Hunt, Representative Drew MacEwen

Department of Enterprise Services

Conference Room 2208

1500 Jefferson Street SE

Olympia, Washington 98504

November 30, 2015

9:30 AM

(Approved: March 31, 2016)

MEMBERS PRESENT

Dennis Haskell, Chair
Senator Karen Fraser
Senator Ann Rivers
Representative Sam Hunt
Representative Drew MacEwen
Alex Rolluda, Vice-Chair
Mark Neary for Secretary of State Kim Wyman

MEMBERS ABSENT

Susan Olmsted
Architect Position - Vacant

OTHERS PRESENT

Nathan Bren, Department of Enterprise Services
Kim Buccarelli, Department of Enterprise Services
Victoria Buker, Sellen Construction
Brent Chapman, Department of Enterprise Services
Bob Covington, Department of Enterprise Services
Kaye Foldvik, Office of Financial Management
Mark Gjurasic, Gov. Bldg. Owners & Mgr. Assn.
Tom Gow, Puget Sound Meeting Services
Mary Harrison, Department of Enterprise Services
Darlena Heglund, Department of Enterprise Services
Rose Hong, Department of Enterprise Services
Bob Jacobs, North Capitol Campus Heritage Park Dev. Assn.
Marygrace Jennings, Department of Enterprise Svcs.
Eddie Kung, ZGF Architects
Thomas Lambert, Department of Enterprise Services

Nouk Leap, Department of Enterprise Services
Chris Liu, Department of Enterprise Services
Carrie Martin, Department of Enterprise Services
Cameron McKinley, Vine Street Group
Amy McMahan, Office of Financial Management
Allen Miller, North Capitol Campus Heritage Park Dev. Assn.
Lenore Miller, Department of Enterprise Services
Brian Nguy, Department of Enterprise Services
Dave Peeler, Deschutes Estuary Restoration Team
Maurice Perigo, Legislative Support Services
Joel Sacks, Department of Enterprise Services
Dan Simpson, ZGF Architects
Keith Stahley, City of Olympia
Ryan Storkman, Site Workshop
Jon Taylor, Department of Enterprise Services

Welcome and Announcements

Chair Dennis Haskell called the Capitol Campus Design Advisory Committee (CCDAC) regular meeting to order at 9:39 a.m. A meeting quorum was attained.

Notice of the meeting agenda was published in *The Olympian* newspaper. Public comments will be accepted after the conclusion of agenda items.

Approval of Agenda

Representative Drew MacEwen moved, seconded by Senator Ann Rivers, to approve the agenda as published. Motion carried unanimously.

Approval of Minutes – May 21, 2015

Senator Ann Rivers moved, seconded by Alex Rolluda, to approve the minutes of May 21, 2015, as published. Motion carried unanimously.

CCDAC Administration – Chair & Vice Chair Appointments

Chair Haskell invited nominations for Chair for 2016.

Alex Rolluda nominated and Senator Ann Rivers seconded the nomination of Dennis Haskell as the 2016 Chair.

By affirmation, Dennis Haskell was unanimously elected as 2016 Chair.

Chair Haskell invited nominations for 2016 Vice Chair

Chair Haskell nominated and Senator Ann Rivers Seconded the nomination of Alex Rolluda as the 2016 Vice Chair.

By affirmation, Alex Rolluda was unanimously elected as 2016 Vice Chair.

Chair Haskell recognized Bob Covington, Deputy Director, Department of Enterprise Services (DES), who updated the committee on the status of filling the vacant Architect position.

Mr. Covington reported the position was advertised through various media publications and websites. At this time, recruitment efforts have not been successful in securing any applications from qualified candidates. DES plans to extend additional networking efforts and work closely with Human Resources to reach potential candidates. He encouraged members to advise qualified architects about the vacant position.

Mr. Rolluda asked whether recent efforts were directed to a particular region/sector or whether recruitment was statewide. Mr. Covington said the effort has been a statewide effort. The intent is developing a slate of candidates. Staff plans to work with Human Resources to publicize the vacancy to communities.

Facilities Update – Current Capital Projects

Lenore Miller, Asset Manager, DES, updated members on current and new capital projects authorized in the 2015-2017 Capital Budget.

Current and ongoing projects include:

Capital Project East Plaza Stair Tower Replacement and Waterproof Retrofit. The multi-phased project restores the rooftop of the Plaza Garage to prevent leaking. Some project delays were encountered because of the necessity to redo some work. The stair tower has been available to users since September. DES foresees resolving all issues by the end of the year.

Replacement of Campus Chillers and the Governor's Mansion Boiler and Critical Campus Steam System Repairs. The project focuses on sustainability and environmental benefits by reducing energy consumption for chilled water by 50%. Some work was completed of the Mansion's boiler and heating system to upgrade the heating system that resulted in less need for the steam system to operate during the weekends. One final element of work is safety improvement in the Powerhouse to reduce risk of injury to staff. The work is anticipated for completion by the end of the next legislative session.

NRB Parking Garage Fire Suppression System Project. Essentially, the phase funded during the last biennium has been completed. However, the lower level in the parking garage requires replacement of the overhead fire suppression system because the existing system isn't functioning.

New projects authorized in the 2015-2017 Capital Budget include:

Preservation Projects:

Old Capitol Exterior & Interior Repairs, \$3,000,000. The project rehabilitates the original wood windows (1891) and repairs some of the failed systems to include joint, skylights, flashing, and some interior wood damaged by water infiltration.

NRB Garage Fire Suppression & Critical Repairs, \$8,077,000. The scope of the project is the replacement of the failed fire suppression system in the third level of the garage. Additionally, water mitigation repairs are included for resurfacing the garage deck to correct some of the water infiltration that leaked to the level below. The scope of work also includes the garage stair towers, roofing, corroded structural beams, concrete, and door hardware. The project was authorized under a Certificate of Participation (COP), but is currently on hold as the funding would be from parking revenue. However, insufficient parking revenue is forecasted and DES is exploring other funding alternatives.

Campus Heating Systems Repairs, \$500,000. The project completes an investment grade audit for the campus heating system and an option to convert the current steam system to a centralized hot water system offering the delivery of a sustainable, economical, and an environmentally-friendly heating system for the campus.

West Campus Historic Building Exterior Preservation, \$2,000,000. This project is a condition assessment of the building exteriors of the O'Brien, Temple of Justice, Insurance, Pritchard, and Cherberg Buildings. The assessment will identify the scope, cost, and priorities. Any funds remaining after completion of the assessment would be used for design and completion of external repairs to the project designated as the highest priority.

Capitol Campus Exterior Lighting Upgrades, \$1,000,000. The project upgrades exterior lighting fixtures to LED generating energy savings, preserving historic light fixtures, limiting nighttime light pollution, and increasing security on the campus.

Capitol Campus Critical Network Standardization & Connectivity, \$250,000. The project scope installs new utility meters in campus buildings to provide more accurate building performance data. Three dashboard displays would be featured in the Legislative, Cherberg, and O'Brien Buildings. The displays include information on building energy performance for viewing by visitors and occupants.

Expansion of Legislative Gift Center, \$150,000. The project expands the gift shop from 782 square feet to 2,152 square feet. The project moves the gift shop to the LIC space and moves the LIC space to the current gift shop location.

Representative Hunt arrived.

Feasibility Study: Legislative Building Restore Skylights, \$125,000. This project is a feasibility study to restore the skylights in the Legislative Building. The original skylights were located in the House and Senate Chambers. The scope identifies total project cost and develops an estimated schedule to address the requirements to relocate existing equipment above the chamber and identify impacts to existing sound, the HVAC system, and to light levels within each chamber. The scope also identifies skylight glass products that would provide for reasonable assurance of safety in the event of an earthquake.

Representative Hunt asked why the skylights were covered. Ms. Miller said leaking was one of the issues for covering the skylights. Marygrace Jennings added that leaking and safety concerns were the primary reasons for covering the skylights.

Campus Furnishings Preservation Committee Projects, \$68,000. The project involves the Legislative Building State Reception Room and restoring the 1893 grand piano for sound, as well as the exterior of the piano. The project also includes installation of conservation-grade display cases for two historic flags and an application of UV blocking film on windows to reduce UV damage to historic fabrics and artifacts.

Minor Works Preservation, \$7,058,000. The project includes approximately 18 projects addressing life safety and critical building and infrastructure repairs.

New Developments:

1063 Block Replacement, \$69,000,000. (See project update provided by Jonathan Taylor)

Planning:

The agenda includes presentations on the planning projects in more detail totaling \$1.85 million.

Senator Fraser asked whether the Capitol Campus Exterior Lighting project includes the Legislative Building. Ms. Miller said the project scope covers all campus site lighting and the light element within each fixture. Senator Fraser inquired about the lack of lighting the legislative dome at night, such as lights along the base of the dome pointed to the dome. Ms. Jennings replied that part of the reason for the lack of highlighting the dome during evening hours was to save energy costs, as well as reduce night sky light pollution. Senator Fraser encouraged staff to consider options. Ms. Jennings advised that a light study would be likely to ascertain the cost for lighting the dome.

Campus Parking Strategy Implementation Plan – 2015-17 Capital Budget Proviso, Action Plan, Reorganization

Mr. Covington reported in 2015, the Legislature through a budget proviso directed DES to develop a Capitol Campus Parking Strategy and Implementation Plan and report on required key elements. The proviso was driven by the 2014 Transportation Parking Study that included recommendations for improving the utilization of on-campus parking. Four areas in the proviso were the reduction and re-designation of agency reserve parking stalls from 26% to 15%, completion of a cost benefit analysis for hiring parking attendants to accept payment for campus parking during legislative sessions, evaluating the installation of two electronic boards or other methods to provide information on available parking

capacity within the East Plaza Garage, and working with the City of Olympia on a proposal to enforce parking on Capitol Campus currently enforced by the Washington State Patrol (WSP).

DES completed the draft report that is currently under review by the Office of Financial Management (OFM). The report should be released shortly. DES contracted with the consultant team of Transpo Group and Schreiber, Starling & Lane to provide technical expertise and in collaboration with DES, created an Implementation Plan and Strategy. DES and the consultants evaluated existing employee and visitor parking and developed a strategy utilizing technology to modernize the management of parking with an integrated parking management strategy driving the collection of data to improve management of usage and decision-making, enhance parking enforcement, provide real-time parking information to customers and managers, and integrate a parking fee payment with enforcement. Historically, there has been limited management of parking. GA/DES operated parking by issuing permits and collecting payments with a limited long-term strategy in terms of utilization management and ways to maximize parking. Another missing element is data in terms of systems and associated information. Enforcement has also been limited on campus for both visitor and employee parking areas.

Reducing reserve parking stalls from 26 percent to 15 percent equates to approximately 684 parking stalls to repurpose to zone parking or visitor parking. Parking attendants and parking arms to collect payment were determined not to be an appropriate alternative as parking fees are collected through the state's payroll system. That option was deemed as a non-viable option for visitor parking areas because of traffic impacts and higher costs. The uses of integrated parking technologies provide greater benefits at lower cost.

Within the East Plaza Garage, the recommendations would integrate a parking management system utilizing technology in the most effective way, as well as provide way finding. The technology includes license plate recognition on entry and exits of key garages providing data and tying parking to enforcement by identifying authorized and unauthorized users. More than 2,000 parking spaces are available within the East Plaza Garage. Controlling parking by attendants or parking arms would create traffic backup onto the streets.

Discussions with the City of Olympia have occurred for potential campus parking enforcement services. However, the scope has not been submitted to the City at this time and should be released to the City in December. The City will likely respond with a proposal in January.

Senator Rivers asked how DES plans to determine whether the proposal is competitive in terms of cost to the state. Mr. Covington reported the consultants are providing advice on parking industry enforcement costs, as well as assisting the Department to develop a scope of work for parking enforcement. Another element of campus parking is changing behavior of drivers rather than collecting revenue, which does not cover the cost of parking enforcement.

Mr. Covington reported that after meeting with state agencies, one of the major hurdles is redesignating reserve parking stalls from agencies to include legislative agencies. DES plans to work with agencies in a staged approach and will offer some alternatives. At this time, parking space commitments received by some agencies would redesignate 408 reserve stalls.

Other elements completed beyond those identified within the proviso are recommendations from the 2014 study. DES consolidated and reorganized parking services previously within the Building and Grounds Division to the Fleet Services Program. DES is recruiting and seeking to fill a Transportation Demand Manager position assigned to Fleet Services. The position would focus on commute trip reduction (CTR) to the campus. Today, Washington State Department of Transportation (WSDOT) has the primary

responsibility for the CTR program on a statewide basis with no specific responsibility identified for the campus. DES will focus emphasis on the program to try to achieve some additional gains.

Senator Fraser commented that the Legislature previously changed CTR program statutes in the Olympia area. Initially, the legislation was directed to buildings. The statute was changed to consider the campus as a whole and consolidating and assigning responsibility to WSDOT. Mr. Covington replied that WSDOT's focus is statewide. Campus agencies receive information from the program and employ a number of the program elements through the statewide program. However, this proposal would target focus to the campus to include working closely with Intercity Transit, Thurston Regional Planning Council, and others to effectively implement and promote a CTR approach that is specific to the campus.

Ms. Miller noted the statute directed state agencies to develop a Thurston County plan; however, there was no specific plan developed for campus agencies.

Senator Fraser encouraged the Transportation Demand Manager to consider regional bus service in addition to Intercity Transit bus service to ensure employees and others are able to travel to the campus from major population centers. Today, it's possible but it's also difficult and requires traveling during off hours.

Representative MacEwen asked whether the committee would continue to receive an update on the pending issues prior to implementation, such as the proposal from the City for parking enforcement. Mr. Covington encouraged feedback from the committee and offered to provide updates to the committee. Conceptually, the proposal enables WSP to focus on security aspects of the campus that are currently experiencing some resource constraints. It would also depend on the City of Olympia's proposal. Changes to the statute are required prior to DES executing the proposal as WSP is statutorily required to provide parking enforcement on campus.

Capitol Campus Planning – Briefing & Guidance

Ms. Miller provided a review of new planning projects authorized in the 2015-2017 biennial capital budget. She asked for feedback and guidance from the committee on the projects moving forward.

Authorized planning projects include:

- **Capitol Court Major Exterior and Building systems Renewal, \$150,000.** The planning project informs future major projects for the Capitol Court Building for both exterior and interior building systems, such as electrical, HVAC, as well as exploring potential opportunities for improving the efficient use of the space.
- **Dolliver Critical Building Repairs, \$50,000.** The project is focused on the exterior of the building and includes developing a plan to identify scope, cost, and priorities to assist DES in updating its 10-year capital plan to include project descriptions for future projects.
- **The Campus Parking Implementation Plan** was previously reviewed by Mr. Covington.
- **Capitol Lake Long-term Management Planning, \$250,000.** Carrie Martin, Asset Manager, DES, provided an update on the planning project. The 2015-2017 biennial includes a budget proviso of \$250,000 for long-term management planning for Capitol Lake building on the recommendations from the 2014 Ruckelshaus situation assessment for Capitol Lake management presented to the committee last December. The proviso directs DES to consider options for long-term shared governance of the lake basin, shared funding opportunities by state, federal, and local governments for management of the lake, research and consider other hybrid options, and summarize current best

available science on water quality and fish habitat in terms of supporting the retention or removal of the dam.

The planning process includes a proactive public process inviting ideas from agencies and organizations. A preliminary report is due to the Legislature on January 1, 2017. Staff has met with the cities of Olympia and Tumwater, Port of Olympia, Thurston County, Squaxin Island Tribe, and state agencies with permitting and regulatory authority (Department of Ecology, Department of Natural Resources, and Department of Fish and Wildlife). Staff has met with several active groups to include the Capitol Lake Improvement Protection Association (CLIPA) and the Deschutes Estuary Restoration Team (DERT). Both groups are interested in the management of the lake. CLIPA is exploring an option of extending Percival Creek determining how that could develop into a hybrid option. The committee will receive regular updates on progress.

Chair Haskell asked whether the report would include a recommendation. Ms. Martin replied that when the Capitol Lake Adaptive Management Plan (CLAMP) Steering Committee issued its final recommendation, several pending issues were identified. This effort will collaboratively work on a recommendation for governing the basin, such as establishing a collaborative group that renders decisions on future management of the basin, determining funding methods, and considering sediment management in terms of exploring new technology and new ways for managing sediment. Those issues need to be explored regardless of the long-term management decision. Staff has been discussing the next steps for pursuing a programmatic environmental impact statement to identify hybrid options, other options, and establishing criteria to measure goals. Much of that work is on a parallel track as there is much information that needs to be determined beyond the management decision.

Chair Haskell asked whether the presumed outcome would include some type of solution that has some support. Ms. Martin said the intent is seeking input from the public, stakeholders, and agencies on concerns surrounding management issues of sediment, water quality, fish habitat, and economic impacts related to the lake. Chair Haskell said that although he's appreciative of the efforts, he is hopeful it would result in a solution because this type of process has been undertaken many times before. The management of the lake has been a topic of discussion by the committee for many years.

Senator Fraser reported that the legislative intent for the appropriation was to determine a final management decision for the lake. It's unlikely the Legislature would want to continue funding the effort. Everyone who cares about the lake should participate and strive to reach agreement on a solution.

Ms. Miller reported the next three planning projects are integrated and include the State Capitol Master Plan, Capitol Campus Predesign, and the Capitol Campus Utility Renewal Plan. DES received funding to identify potential development sites and infrastructure required for future development, which is coordinated with the master planning work. At the last Master Plan subgroup meeting in May, members explored opportunity sites for the future. The Legislature also approved an appropriation for predesign for new development. The proviso directed a minimum of predesign for the Pritchard Building, ProArts Building, replacement or rehabilitation of the GA Building, and replacement of the Newhouse Building. Previously, various predesigns have been completed for the four sites. Additionally, DES is exploring whether funding would be available to include the half-block owned by the state located at Union and Washington Street.

The predesign project will be informed by the Capitol Campus Utility Renewal Plan. The campus has an extensive utility system with most of the infrastructure constructed in the 1920s and in need of replacement. The plan's intent is to confirm location, condition, and develop scenarios for improvements

to include considering new technology options for the future. The project is important for any new development.

DES will collaborate with OFM in the planning effort because it's a component of the predesign planning project. DES and OFM will identify potential tenants, costs, and timing of future development. Much of the master plan work is embedded into the projects providing an opportunity to test the highest and best use chart to help guide the location of agencies. The master plan draft also includes criteria for the decision-making process for rendering decisions. The combination of the planning efforts affords an opportunity to integrate plans to inform and result in better outcomes.

Ms. Miller invited feedback, guidance, and questions regarding the planning projects.

Chair Haskell asked whether a meeting is scheduled for the workgroup in the near term. Ms. Miller replied a future meeting would likely be scheduled early next year.

Senator Fraser asked whether the half-block property includes the Legislative Printing Office. Ms. Miller affirmed the site includes the building. Senator Fraser noted that there is an issue concerning timing for closure of the office.

The meeting was recessed from 10:26 a.m. to 10:39 a.m. for a break.

Ms. Miller advised that the Legislature also authorized the predesign of the Secretary of State (SOS) to develop a future archives/library building.

Mark Neary, Office of the Secretary of State (SIS), provided additional information about the project. Interviews have been scheduled in December with several architectural engineering firms to assist in defining the predesign. The SOS is striving for a solution for long-term archival storage and a home for the State Library. The goal is defining an option for moving forward to secure funding from the Legislature during the 2017-2019 biennial budget for construction of a new library/archives facility.

Mr. Covington introduced Rose Hong, Manager, Asset Management, DES. Ms. Hong has been with DES for approximately one month.

Ms. Hong reported she worked at University of Washington Medicine for the last 14 years at the Northwest Hospital Center in north Seattle. She received a BA in business administration from the University of Texas with a major in real estate.

OFM Statewide Six-Year Facility Plan - Information

Amy McMahan, Asset Manager, OFM, provided an overview of the Six-Year Facilities Plan focusing on the business needs of state government over the long-term.

The state currently houses over 40,000 state employees, volunteers, contractors, and community partners in over 13 million square feet of leased and owned offices. The Six-Year Facilities Plan focuses on office, work, and laboratory space that are generally excluded from capital planning processes outside of the capital budget. OFM was required to produce the plan on a biennial basis beginning in 2007. The first plan was published in January 1, 2009. The next plan to the Legislature is due on January 1, 2017. The six-year plan also aligns with the Governor's operating budget.

The purpose of the Six-Year Facilities Plan includes:

1. Identifies the business need, square footage, and cost expected for each agency's portfolio of facilities,
2. Documents the facilities actions necessary to meet those identified metrics within the six-year period, and
3. Establishes and enforces policies and workplace strategies that promote the efficient use of state facilities.

The plan informs the development of the state's operating and capital budgets, evaluates agency facilities requests, and defines future real estate strategies and plans for the implementation of projects.

Jonathan Taylor asked for additional information about workplace strategies. Ms. McMahan responded that workplace strategy is defined as the dynamic alignment of the work with the place. OFM has spent time with state agencies to understand the specific work within the workplace environments to help define the workplace to support different business needs. Many agencies have field personnel who spend little time in an office environment or work station. The opportunity is to right-size office footprints and focus on the specific business need of each state agency, which likely results in reducing the overall amount of workplace square footage, as well as understanding the business needs for each agency's physical footprint to support its work.

The four goals for six-year facilities planning include:

- Support the business needs of state agencies
- Ensure facilities are healthy, safe, and sustainable
- Facilities are used efficiently
- Uses all state fund sources effectively

The scope of the plan includes all leased and owned office, hearings, conference rooms, technology support, storage, warehouses, and leased laboratories. Legislative and judicial agencies have elected not to participate in the planning. Other agencies excluded include the commodity commissions and four-year educational institutions.

The planning process emphasizes:

- Understanding and defining agencies' business and facilities requirements, such as program changes prompted by state and federal legislation or building conditions.
- Aligning long-range facilities planning with agency strategic plans, workforce strategies, and current and projected budgets.
- Identifying energy efficiency opportunities for facilities. OFM is working in collaboration with the Department of Commerce and Washington State University Energy Program to generate data on the energy star metrics and statewide benchmarks to target facilities for energy efficiency improvements.
- Exploring opportunities for cross-agency coordination and collaboration. State law calls for the promotion of collocation and consolidation of state agencies. Several underutilized state properties have been identified for potential collocation.
- Educating state agency coordinators on best practices for space use and seeking opportunities to remove barriers for employing innovative workplace strategies.

Ms. McMahan reviewed the planning timeline initiated in January/February for the next six-year plan. Data collection occurs between February and April and could include the addition of work sites to the HR system (payroll and personnel system) to ensure accurate employee counts in each facility. Staff also

obtains data manually from the 76 agencies participating in the planning process. Agencies provide the information during April. From May through September, staff completes project analysis, explores opportunities for collocation, completes fiscal analysis for effective ways to identify business needs, and reviews alternative workplace strategies with agencies. The draft plan is developed from August through October followed by plan review and budget alignment during October and November and finalization of the plan in December. The plan is published in January. The last plan included 120 projects between July 2015 and June 2021 with 15 major projects over 20,000 square feet in size. The plan documented 69 projects underway and scheduled for completion by June 30, 2015. Projects include new facilities, expansions, relocations, downsizings, closures, and backfills. The projects reduce 338,215 square feet of office, laboratory, and support space reducing state space to 13 million square feet statewide by 2021. The plan projects an increase in lease and operating expenses of approximately \$3.2 million or 1.3 percent by 2021 representing a 12.2 percent reduction than projected inflation over the same period.

Representative Hunt asked whether the number of state employees considers employees located in the Seattle area excluding the University of Washington and community colleges. Ms. McMahan said the number of state employees housed in different facilities in the greater Seattle area would be a critical consideration of the six-year plan because real estate leases are challenging. Three, unanticipated relocations occurred within the Department of Social and Health Services because the lease rate was unaffordable. Another project that was not funded is a WSDOT facility in Shoreline, which is at 50% capacity. If funds could be secured to reinvest in the building, other state tenants could be relocated to utilize existing space.

Within Thurston County, the state owns and leases nearly 7.2 million square feet of office space or nearly half of the square footage included within the six-year plan. Of that amount, 53.6% or 3.85 million square feet is state-owned and 43.4 percent or 3.34 million square feet is leased space. Approximately 6.6 million square feet is included in the Six-Year Facilities Plan. Some office space is located on The Evergreen State College campus. Based on the current plan, the state anticipates reducing square footage by 50,000.

Key Thurston County projects in the Six-Year Facilities Plan include:

- 1063 Project
- Relocation of the Department of Revenue Headquarters. Of the three buildings in Thurston County, one is owned in Olympia and two are leased in Tumwater. The plan would consolidate and reduce the square footage by approximately 10,000 square feet.
- Relocation of the Utilities and Transportation Commission (UTC) Headquarters
- Construction of the L&I Laboratory
- Purchase of the Parks Headquarters Building in 2018. When the building was constructed, the lease included an option to purchase. Because of the proximity to state-owned properties housing L&I, Department of Corrections, and Department of Transportation, owning the Parks Headquarters Building would place the entire block in state ownership.
- Downsize of the Employment Security WorkSource
- Temporary Relocation of DSHS Headquarters to accommodate the renovation of OB2 in 17-19; however, the Legislature did not fund the OB2 renovation study, which likely will delay the project by another biennium.
- New and expanded DSHS facilities include one new DSHS facility and several small expansions to support developmental disabilities, children's administration, and late aging and long-term care growth.

Senator Fraser asked about the proposed location of the Department of Revenue Building. Ms. McMahan said the proposed location is the current site of two leased buildings in Tumwater off Linderson Avenue. A new building will be built adjacent to the two existing buildings.

Representative MacEwen asked how OFM assesses the benefits of leasing versus owning as Thurston County is home to many leased state facilities. Ms. McMahan said OFM utilizes a lifecycle tool to evaluate leasing versus owning for all projects over 20,000 square feet. Generally, projects less than 20,000 square feet are too expensive to own unless the space is added to an existing facility. The Six-Year Financial Plan includes lifecycle cost analysis for each project. Typically, if the project is less than 40,000 square feet with the exception of a special use, such as a laboratory, the least cost option is leasing space rather than owning space. The majority of office space is located within leased space. Representative MacEwen asked whether the Department of Revenue project would be leased space. Ms. McMahan affirmed the consolidation of the department would be in leased space. Representative MacEwen asked whether the relocation of the UTC Headquarters building would be leased or owned. Manager McMahan advised that space was advertised in early 2014. Of the proposals received, some were cost prohibitive and some were not in an ideal location. Currently, a market search is underway by DES for space. During the last legislative session, discussion centered on potential alternatives by locating UTC on the ProArts site; however, the relocation is proposed as a leased property and not site has been located. The building space is approximately 42,000 square feet.

During the recession, as the state reduced space, approximately 400,000 square feet was eliminated in state space in Thurston County. Some property owners have opted not to respond to state advertisements because of the need for a diverse portfolio of buildings should agencies leave because most state space is difficult to repurpose. Many developers prefer building multi-functional buildings to reduce investment risk.

Mr. Rolluda inquired about the square footage needs for the L&I Laboratory. Ms. McMahan said that currently, L&I has 21,000 square feet dedicated as laboratory space. L&I completed a predesign with DES last year that identified a need for 32,000 square feet. After additional analysis by OFM with L&I, the need is likely closer to 25,000 square feet. The option of constructing the building was explored because of the high cost of laboratory infrastructure; however, after reviewing the marketplace and soliciting several development proposals for a lease rate, the starting rate was \$35 per square foot. OFM is still exploring an ownership option.

Ms. McMahan reported that in preparing the Six-Year Facilities Plan, OFM considers appropriate alignments with other Thurston County efforts that include:

- The Capitol Campus Master Plan
- Local jurisdictions comprehensive plans
- State Agency 10-year Capital Plans, especially DES Plan
- Existing predesign and opportunity site materials

Ms. McMahan encouraged members to visit <http://www.ofm.wa.gov/budget/facilities/sixyearplan.asp> for a copy of the plan.

Representative Hunt asked about the status of the greenhouse located near the GA Building. Ms. Miller said the greenhouse is scheduled for demolition because of the instability of the site's soil. The Master Plan recommends no development on the site. Ms. Jennings added that the iron frame of the greenhouse has rotted and salvaging the greenhouse for any practical purposes would not be possible.

1063 Block Replacement Project – 65% Design

Jonathan Taylor, Project Director, DES, shared a recent photo of the 1063 Block Replacement Project construction site. He described recent work completed to date and upcoming work to begin forming the rammed aggregate piles to stabilize the foundation for the structure. The project is on schedule and within budget. The budget proviso for this portion of the funding directed DES and the design team to explore more efficiencies. DES and OFM have worked with various tenant groups to consider tenancy resulting in some design changes to accommodate more tenant efficiencies. The 100% design document was scheduled for completion by the end of 2015, which will likely be delayed until the beginning of 2016. In terms of the structure, 1,001 structural piles will be added along with 30 geo thermal wells for readying foundation work.

Mr. Taylor introduced Dan Simpson, Principal, ZGF Architects; Eddie Kung, Project Manager, ZGF Architects; and Victoria Buker, Senior Project Manager, Sellen Construction, who provided an update on the status of the project.

Mr. Kung reported in August, the team was advised of changes in tenants. At that point, the team agreed to split the documentation for the permits to maintain the project schedule. Currently, the team is tracking to deliver 100% core and shell documents at the end of November followed by submission of the tenant improvement package in early 2016. The project is tracking to the schedule with 65% design review submitted recently and under review. The state is reviewing all comments and incorporating those comments into the final submission. Submission of the 100% core and shell package is scheduled on December 15. The 100% tenant improvement review will occur in early 2016. The team anticipates substantial completion of construction by June 2017 with final completion following several months later in August 2017.

In terms of the proviso, the team is working with OFM and DES on new tenant layouts on levels 1 and 2 of the building.

Victoria Buker, Sellen Construction, reported the project is on schedule to initiate construction but experienced some delay because of rain. All demolition work was completed. One underground storage tank was discovered and is scheduled for removal later in the week. Geo aggregate pile work began this week consisting of rock piles rather than metal piles to help reduce noise impacts to neighbors and to provide a stable foundation because of the poor quality of soil on the site. Geo piles will improve underground drainage as well. The building system includes a mat slab on-grade foundation system with no parking underground. As part of the energy saving component, 30 geo thermal wells will be drilled alongside the geo piers. Work will then begin on the slab on-grade and construction of the columns.

Mr. Neary asked about the depth of the geo thermal wells. Ms. Buker reported the wells are approximately 300 feet deep of a 6" boring with plastic piping conveying water for circulation throughout the building as part of the hydronic heating system. The tubes feed into a manifold system on the ground level that is connected to a heat exchanger. The system is extremely energy efficient and time tested. It enables the use of the ground as the heat source.

Mr. Simpson spoke to the building's energy performance. The entire project is designed with performance as the key driver as they provide long-term sustainability, environmental stewardship, and more importantly, lower operating costs saving tax dollars. The entire building is anticipated to produce an energy use index of 30 and compares equally with other office buildings across the country that tend to have an energy use index of 100 placing the project in the top 1 percent of similar projects across the

country. The project will likely qualify for LEED Platinum. The building size of 215,000 square feet includes five levels located between Capitol Way and Columbia along 11th Avenue and Union.

Mr. Simpson provided an update on the refinement of the architecture. Since the last review by the committee, stone on the exterior of the building was switched from a shingle-style stone to a flush-dimension stone allowing for a flat surface rather than a shingled surface, as well as enabling a thicker stone and larger panels. The stone incorporates texture and a neutral warm tone. Today, Wilkinson sandstone is no longer available. Additionally, Wilkinson sandstone is not a suitable dimensional stone for building exterior cladding because sandstone tends to be porous. The selected stone is compatible and enables a larger panel size.

Representative Hunt asked whether the stone is manufactured or natural. Mr. Simpson advised that the stone is natural.

Mr. Simpson reviewed front porch design changes. The front porch includes steel columns to the full height of the building. The base and top has been articulated with some stainless steel details that change the perception of the long tall columns. The original design included a flat solid metal roof, which is now steel framing supporting a combination of glass and transparent photovoltaic (PV) cells visible from below. The beam running horizontally across the top is a reclaimed blue laminated timber beam representing the Washington forestry industry.

The site walls at the base of the building covering parts of the basement floor form the elevated garden and are comprised of dark brick. The final finish is undetermined at this time. However, the team believes that a dark brick blends with the bronze colored window systems and emollients and does not compete with the stone. Base level earth material is from the region.

Along the tall elevations of the building facing Capitol Way and Columbia Street, the immediate floor bands will be flat with a precast concrete material to produce a darker color to harmonize with the darker glass in that area. The team is currently developing some samples with precast suppliers. The final selection would have a slightly ribbed texture incorporating a ½” ridge. Mockup of the samples will be provided as they are developed. To achieve the energy performance targets, window glass includes a high performance coating and will be partially shaded on the east and west facades by angled vertical glass fins to reduce solar heat and save energy reducing the size of the mechanical system. The design requires a 50% reduction in solar energy generated from those windows.

Mr. Kung referred to the continuous weather protection canopy along Capitol Way wrapping around the building along the Union side where the entry from the City into the building is located. The design provides weather protection and is comprised of similar glass material.

Mr. Simpson displayed an illustration of the building and described some of the design features. The slope of 11th Avenue affords a three-step stairway in one location enabling an ADA drop-off location as there are no grade transitions. As the slope of the sidewalk travels downward, some steps are necessary to reach the plaza. The team is attempting to incorporate the steps seamlessly as they transition between the plane of the street and the plane of the building. Some railings will be included in front of the columns along with some lighting during evening hours. The top wood beam will be enclosed at each end with metal end caps to eliminate the impacts caused by weathering and color degradation. Vertical columns supporting the wood beam are reclaimed timber from the Redmond area. Mr. Kung said the team is in the process of sourcing the material as specific lengths are required. If any problems arise from securing the materials, the team’s backup plan is to have the columns built for the project.

Mr. Simpson described the exteriors and the area (Union Street side) of the access doors for the loading areas. The building's elevation in that area includes brick as those ground elements are deeper in tone enabling more articulation in the upper area of the building through architecture details.

The team completed some solar studies documenting shadow timelines of the building. Working in conjunction with Site Workshop, the team is striving to ensure the building and landscapes are cognizant of the amount of sunlight. The team evaluated the amount of sun available in the area of the front porch because two trees on the campus side of the building provide a significant amount of shade. Lowering the canopy too low would place it within the shadow of the trees reducing energy production from the PV cells. The remaining roof also contributes to energy performance because of PV panels embedded within the roof. The energy performance goal for the PV system is 7% of the building's total electrical demand.

Ryan Storkman, Site Workshop, reviewed the landscaping elements of the project. The landscape design intends to extend the Olmsted campus across 11th Avenue to the building site of a naturalistic environment with open spaces for recreation and social activities. A natural woodland garden is featured along 11th Avenue with the porch representing open space. Each side of the building includes pocket gardens and would be enclosed but would also extend the Olmsted garden aesthetic. An important Olmsted tree is the dogwood, which is featured prominently within the building's landscapes. The pocket gardens feature vine maple and other native plants with benches and stone boulders serving as tables. The intent is securing Wilkinson sandstone boulders. Both sides of the building's grade gradually declines and are viewed as connections to the City featuring rows of trees. Site Workshop is working with the DES Horticulturist and the City of Olympia on the selection of tree species that will articulate the block's connection to the City. On the side of Capitol Lake, the focus is a covered walkway as it is an important walking route from the City to the campus. Because of the width restriction of some sidewalk sections, narrow columnar trees will be planted along the right-of-way. Vines are featured on the end walls as a way to modulate building walls. Along Union at the lowest point of the building site, planters are featured serving as water runoff collection points and directing rain runoff to rain garden planting areas featuring shade tolerant plants. On the southwest corner of the building, the sidewalk grade is at the same elevation as the pocket garden enabling pedestrian access through the pocket garden to the porch. The roof terrace will be exposed to both shade and sunlight. Selection of the roof planting pallet is currently in progress and will feature plants that enable views from inside to the views beyond the building.

Mr. Simpson noted that the offices on each floor also include break and kitchenette spaces. On the terrace floor, the kitchenette is located for easy access to the terrace and includes elevator access nearby. Mr. Kung noted the conference room features sufficient room for staging catering for events on the terrace.

Senator Rivers asked about the location of parked WSP vehicles that typically include weapons. Mr. Covington replied that parking assignments at this point haven't been assigned as it will evolve around the parking capacity identified within the parking implementation plan. As more capacity becomes available, staff will evaluate parking assignments.

Senator Rivers stressed the importance of ensuring vehicles with weapons are parked as close as possible to WSP personnel. Mr. Covington shared that the WSP has identified a similar interest. Ms. Buker pointed out that no parking is located under the GA Building, which is currently housing WSP. Currently, WSP personnel park outside the building adjacent to the GA Building or at the parking garage located off Columbia.

Chris Liu, Director, DES said that today, WSP parks most of its vehicles in the parking garage that is nearly adjacent to the new building placing the vehicles closer than they currently are to the GA Building.

Mr. Simpson provided an overview of the interior building design, which essentially is office space designed around a central atrium with open walkways. He described the interior design beginning at the entryway from the northeast side of the building. The upper floors include a series of walkways and conference room spaces and shared facilities. The programming goal for the building encourages employees to utilize shared facilities and creating activity within the building to gain some efficiencies.

Mr. Simpson described some of the design elements to include graphics for the higher walls and reclaimed lumber features. Some of the conference rooms include a view of the campus. Several conference rooms have been converted to a two-story open meeting/lounge space affording campus views. Near the entry and the reception desk, is a feature wall that will be designed to reflect the identity of the state. The stairway connecting from Level G (Union Avenue elevation) to Level 1 is a wide grandstand staircase between 18" to 20" wide. It is possible to walk up along the edge or sit on concrete bleachers with wood inserts for comfort. The wood wall next to the stairs will feature salvaged wood to provide some warmth to the interior. Mr. Kung noted the wood is reclaimed cedar formerly used as roof decking.

Mr. Rolluda asked about the glass inserts. Mr. Simpson said the glass inserts have evolved and are three-form panels with some glossy luminosity. At the same location within the building, the design includes a blend of amber colors.

A concrete shear wall is also included in the building and the proposal would expose the wall as it adds some clarity and reduces some costs. The large state seal currently housed in the GA Building will be transferred and placed on the shear wall, if possible.

Toward the central commons area, glass-backed elevators are located with a wall at the base opening to the ground floor atrium. The area is the location for potentially relocating the GA mosaic mural.

Senator Fraser commented on the public's interest in having access and the ability to conduct meetings and events on the terrace. She asked about the design of the terrace to accommodate public access. Mr. Simpson replied that the terrace is designed with two entryways and includes a large area for meetings and special events. Senator Fraser encouraged the team to ensure the area is caterer-friendly. Mr. Simpson pointed out the kitchenette location and that the wall was moved back to increase the size of the room enabling a good traffic flow throughout the room with access to service elevators to the service dock.

Representative MacEwen left the meeting.

Campus Eco-Turf Project – Project Briefing

Brent Chapman, Horticulturist, DES, briefed the committee on a proposed project for East and West Campus of an eco-turf trial in 2016. He introduced Mary Harrison, Grounds Lead, East Campus; Thomas Lambert, Groundskeeper, East Campus; and Nathan Bren, Groundskeeper, West Campus.

Eco-turf is a contemporary term enabling an ecological way to manage turf. Eco-turf could be considered as a meadow of slow-growing grasses, clover, and other low-lying perennials crowding out weeds. The Grounds Services Department vision is to be a model of sustainable landscape management for public institutions in the State of Washington to demonstrate to visitors, practices and materials that could be used in their own landscapes. Mr. Chapman cited an example of a revised landscaped area near the Natural Resources Building (NRB) with site appropriate drought-tolerant plantings that were installed with no use of pesticides. The model will be replicated on campus as one example of the goal for sustainability in landscape management. Previously, the campus was able to produce plants for the

campus, which is no longer possible because of the lack of space and labor resources. However, it's important that the campus provide a spectacular visual impact to visitors. Last year, a successful trial included the combination of annuals and perennials in some spaces on campus.

A trial using eco-turf offers the Grounds Department the ability to model sustainability and ecologically friendly landscape maintenance practices. The trial also affords spending less time in specific areas affording more resources in other areas of a higher priority. The uniqueness of the proposal is the implementation of some of the Olmsted vision that was never implemented because of the Great Depression.

There are many different forms of eco-turf. One example of eco-turf is located in front of the Jefferson Building. This proposal would not use the same materials, however. Another type of eco-turf is letting existing grass mature. The proposal includes using different plant materials, shorter grass, and incorporating mow strips and other applications that provide an area with an intentional appearance rather than an entirely wild appearance.

Other successful applications of eco-turf include the University of Oregon and Oregon State University where most traditional turf was transitioned to eco-turf. Within the Bellingham area, the application of eco-turf improved water quality around the lake. Within two years of planting, lake quality was restored for fish habitat.

The proposal includes an aggressive communications plan before implementing the trial in March 2016. Staff is working with DES Communications staff to develop a multi-media communications plan and interpretative signing at the sites to provide information to people. A survey will also be conducted to assess reactions from tenants and visitors.

Mr. Bren reviewed the proposed trial area on West Campus. The location is an area that is somewhat isolated but visible. A mowed strip will be featured affording a trail with picnic tables to provide access to the area. Within the area, no new plantings are planned other than letting existing grass grow. The proposal saves mowing time and reduces exhaust to the environment.

Mr. Neary asked whether savings have been calculated for the reduction in mowing and other maintenance tasks for that specific area. Mr. Bren said staff has calculated some savings in costs for mowing and hedging; however, other tasks are involved, such as fertilizing and aerating the turf. The savings would be sizeable recognizing that some maintenance would still be required.

Mr. Chapman said the information would be part of the metrics staff is compiling for the production of the outcome report for the trial.

Mr. Lambert reviewed the areas to be planted with eco-turf. The area of the lid located above the tunnel between Jefferson and Capitol Way includes planting beds of established trees and grass along the perimeter and planting beds inside the perimeter. The proposal replaces grass with 11 different varieties of wildflowers with some grass averaging in height between 6" and 10". During the summer, much of the landscape was lost because of the lack of moisture. Many people have inquired about the plan to replant the area similar to the plaza. Mr. Lambert said he has described the planting trial to many people inquiring about landscaping plans for the area and has received positive feedback from many people indicating they look forward to the new approach. He addressed questions about bees, which would be attracted to the plantings.

Ms. Harrison reported other options staff considered were ways to reduce and eliminate weeds. Including wildflowers within grass will help reduce the presence of weeds. Along the west side of the NRB and the area near the Employment Security Building, the inclusion of perennials will reduce the need to apply pesticide. Within the "pit areas" where it is difficult to access, planting of perennials will provide a nice visual landscape from within the building looking down. On the west side of the WSDOT Building, lawns that were lost because of the drought will be replaced with perennials saving time and reducing weeds. Within the East Campus, no application of pesticides has occurred in the last two years. Staff is tracking the results. The area of the old IBM Building off Maple Park and Capitol Way will be replanted with clover with a path perimeter and possibly a path through the center. Staff plans to experiment with many alternatives, and if unsuccessful, will try other applications.

Mr. Chapman commented that the proposal is essentially a social experiment in terms of how tenants and the public react to a different aesthetic and a different look to part of the campus. It speaks to the original Olmsted vision of more natural areas around the perimeter of the campus with internal manicured areas. Today, that contrast cannot be appreciated because the west lawn was never intended to be entirely lawn. Because of few resources, grass was planted instead of landscaping the area with plants.

Representative Hunt cited several areas that were previously raised flower gardens that were abandoned and claimed by the Olympia Kiwanis. The Kiwanis replanted the area with a vegetable garden for the last several years. The vegetables are donated to the Thurston County Food Bank each season.

Mr. Rolluda asked about the type of material for the pathway. Mr. Chapman advised that the pathway is dwarf grass mowed to produce an intentional pathway enabling access. With the exception of the wildflower areas, eco-turf areas will not be irrigated or fertilized.

2016 Calendar – Action

Chair Haskell referred members to the list of meeting dates for 2016:

- February 18, 2016
- May 19, 2016
- September 15, 2016
- November 10, 2016

Senator Ann Rivers moved, seconded by Alex Rolluda, to approve the 2016 meeting calendar as presented. Motion carried unanimously.

Other Business

Representative Hunt reported that he is interested in scheduling a future agenda topic on street naming of the diagonal streets after Representative Helen Sommers. Staff affirmed the request.

Next Meeting

The next meeting is scheduled on Thursday, February 18, 2016.

Adjournment

With there being no further business, Chair Haskell adjourned the meeting at 12:19 p.m.