

**STATE CAPITOL COMMITTEE  
REGULAR MEETING  
General Administration Building  
210 – 11<sup>th</sup> Avenue SW, Room 207  
Olympia, Washington  
December 13, 2007  
10:00 AM**

**Draft Minutes**

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**MEMBERS PRESENT**

Brad Owen, Lieutenant Governor  
Sam Reed, Secretary of State  
Marty Brown, Governor Gregoire's Designee  
Commissioner Doug Sutherland

**Others Present**

Albert, Jim, DIS  
Alhadeff, Sally, DIS  
Anderson, Jim, WSP  
Bremer, Linda, GA  
Brown, Ken, GA  
Buker, Pat, GA  
Carlsbery, Steve, OIC  
Carr, Jean, Shea, Carr & Jewell  
Case, Sharon, GA  
Childs, Harvey, OFM  
Cullen, Joan, GA  
Donald, Craig, GA  
Erskine, Jim, GA  
Evans, Tom, GA  
Excell, Steve, OSOS  
Forsyth, Dennis, SRG Partnership  
Fraser, Karen, Senator  
Friddle, Steven, City of Olympia

Gray, Donovan, DAHP/GA  
Houser, Grant, GA  
Ifie, Tony, DNR  
Jones, Keasa, SRG Partnership  
Jones, Nathaniel, GA  
Kelly, Juliette, OLG  
King, Fred, CCDAC  
Koal, Penny, E&AS  
Martin, Jim, DIS  
McDonald, Pat, OSOS  
Rippert, Bob, GA  
Robinson, Gary, DIS  
Tate, Jessica, Puget Sound Meeting Services  
Todd, Joanne, DIS  
Shea, Perry, Shea, Carr & Jewell  
Stepelton, Andy, LEG Facilities  
Stevenson, Chris, GA  
Valencia, Rachel, GA  
Wilson, Mary Sue, President, Capitol Campus  
Child Care Parents Board

**Welcome and Introductions**

Lieutenant Governor Owen called the State Capitol Committee (SCC) regular meeting to order at 10:05 a.m. Everyone present provided self-introductions.

**Approval of Agenda**

**Commissioner Sutherland moved, seconded by Marty Brown, to approve the agenda as published. Motion carried.**

**Director's Report**

Ms. Bremer provided an update on recent activities:

***Heritage Park:*** GA is partnering with State Parks to develop program content for Heritage Park. Staff is forming a focus group of staff experts from other state agencies to assist with the objective of developing heritage themes describing key stories and concepts for informing visitors at Heritage Park. The heritage themes will provide the foundation for interpretive programs and a framework for planning for discussions with media, facilities, and

visitor experiences. The effort is underway now through early spring. Meeting dates with the Partner Focus Group in the immediate future are planned for:

- December 17, 2007
- December 19, 2007
- January 29, 2007

***GA Assistance to Flood Victims:*** In coordination with the Emergency Management Department (EMD), GA logistics support staff is helping with the relief effort for victims of recent flooding. Water, food, generators, pumps, and transportation are being provided to thousands of people in jurisdictions affected by the flood, including local tribes that were also affected.

Lease agents are working with state agencies whose operations have been either shut down or impacted to help them find office space to continue services.

Several GA engineers and architects are assisting Lewis County with safety inspection of buildings, residences, farms, and businesses to assess damage. To date, they have inspected approximately 500 structures.

The GAID Charity Fund, an employee-driven charity aiding other employees in time of need, donated up to a \$1,000 to GA employees impacted by the flood. They organized fundraisers and donated proceeds to families. Many are volunteering their time and cleanup efforts, as well as donating food, clothing, livestock feed, firewood, and financial assistance.

GA staff worked with the EMD to establish a phone center designated to stay in touch with county personnel for needed goods and services and to coordinate those needs with the EMD's flood relief website that puts counties in direct contact with providers. The phone center was operational within the first 24 hours and is now monitoring the website to ensure requests are fulfilled.

#### **Wheeler Site Development - Status Report**

DIS Director Gary Robinson reported the SCC received a progress report at its October 25, 2007 meeting. The committee discussed project finance and delivery, Request for Proposals (RFP), the child care facility, and other issues.

At the special CCDAC meeting on October 18, 2007, members were updated on current project status. CCDAC member Ron Tan participated as a member of the Wheeler Project RFP Review and Developer Interview Panel.

A developer was selected for the Wheeler project. Interviews were conducted in early November with RFP submitters M.A. Mortenson Company and Wright Runstad & Company. The successful proposal from Wright Runstad & Company was announced on November 19, 2007.

Wright Runstad & Company's design team is NBBJ and the contractors are Turner Construction and Howard S. Wright.

Negotiation of the predevelopment agreement with Wright Runstad & Company has begun. The agreement allows predevelopment activities to proceed and keeps the project moving forward on a timely basis.

Development of the project's building and site design began December 10, 2007 with a design charrette with Wright Runstad and NBBJ. Members representing DIS, WSP, OFM, GA, and the CCDAC participated in the exercise.

As requested, developers who responded to the RFP addressed the question of how long the existing child care center can continue to operate on the Wheeler lot. Wright Runstad representatives indicated the existing center can stay in its current location through June 1, 2008. Developers were also asked to propose alternatives for permanently constructing a replacement child care on the Wheeler Site. Wright Runstad proposed renovating the existing Clow Apartment Building. The Clow Apartment Building does not meet the functional requirements of the existing daycare program and is not considered a viable proposal.

A proposed design, cost estimate, and project timeline for a child care center at Perry Street was created by the child care consultant, Bright Horizons. DIS and Bright Horizons have worked closely with the parent board and the operators on center design and leasing issues. DIS is working with OFM on decision packages for the lease of the facility and facility tenant improvements. GA will lead the project through the construction process.

GA and DIS are continuing to work on relocation plans for the agencies on the Wheeler Site and tenants of the GA building.

A website containing additional information on the project can be assessed at <http://dis.wa.gov/wheelerSM.htm>.

Next steps include:

- Verifying the programming for DIS, WSP, and small agencies
- Work will continue on the Perry Street child care center.
- Continue to keep CCDAC and SCC informed of progress, and look forward to working closely with CCDAC on the design process during the coming months.
- Continue discussions with the Department of Archaeology and Historic Preservation and GA on a mitigation strategy for the anticipated removal of the potentially historic Clow Apartment Building.

Mr. Robinson distributed a Child Care Relocation handout presented by Bright Horizons, Family Solutions, and a handout of a schematic plan for the Perry Street Child Care Center presented by SABA Architects.

Commissioner Sutherland commented the effort is the type of work SCC wanted to see occur. He said he would like to see next steps for the Perry Street site as soon as possible. There are imperative funding decisions that must occur in a timely manner. Mr. Robinson assured members that staff is working closely with OFM regarding the issue to avoid causing any unnecessary disruption to child care center services.

Lt. Governor Owen asked whether additional funding will be required. Mr. Robinson replied that the estimated cost to renovate the facility is \$1.2 million.

Lt. Governor Owen said it appears as though the process is on track.

Ms. Wilson expressed appreciation to staff for keeping the board informed. The board was disappointed to hear of a long-term lease at the Perry Street site. Ms. Wilson urged the SCC to make a statement encouraging a temporary path for the Perry Street site with a long-term location of the child care center on Capitol Campus. She said that Wright Runstad has indicated it would be possible to have the child care center on the Wheeler Site, therefore, that option should be considered. The Perry Street facility has less parking, is an older building with mold and rodent issues, and does not have as much playground space as the current facility.

Ms. Wilson provided Tom Evans with a copy of a letter for the SCC file that the parent board had sent to the Legislature.

Mr. Robinson advised that staff will continue to work with the parent board while alternatives are under consideration.

Lt. Governor Owen asked why the Wheeler site was not included in the original plans. Mr. Robinson indicated the Legislature did not specifically appropriate the funding. An additional request would be required. Lt. Governor Owen said it appears the option is limited as the Legislature did not include the request.

Commissioner Sutherland indicated there is a building [208 11<sup>th</sup> Avenue] near the DNR location that could be a potential space for the child care center.

Mr. Buker reported there is a five-year lease for the Perry Street location, which includes a cancellation clause if a permanent solution is developed.

**Heritage Center/Executive Office Building - Status Report**

Mr. Donald reported the Legislature authorized two alternatively financed projects including a 200,000 square-foot Heritage Center and a 120,000 square-foot Executive Office Building (EOB). The legislature directed design and construction to be managed by a General Contractor/Construction Manager (GC/CM) contracting method. The Legislature also directed prior to engaging a GC/CM, completion of a soils study and a Budget Evaluation Study Team (BEST) Study. Two million dollars were appropriated for the two studies and related pre-schematic work. The studies have been completed and a report to the Legislature has been prepared.

Major findings of the Soils Study include:

- An average groundwater elevation of approximately 31.5 feet.
- Recommended the EOB be supported on shallow foundations.
- Recommended the Heritage Center be supported on shallow foundations on improved soils or deep foundations. Ground improvement for shallow foundations could include stone columns or Geopiers. Ground improvement may be effective to mitigate seismic considerations as well.
- For long-term groundwater control, the recommendation includes placing a vapor barrier under all floor slabs. Also recommended is installing sub-drains beneath all floor slabs in the Heritage Center.

Lt. Governor Owen asked about the status of current cost estimates. Mr. McDonald indicated the project is currently within the original cost of the project. Issues associated with construction inflation may arise in the future.

Ms. Bremer asked whether there are any unanticipated findings regarding the site. Mr. Donald reported a portion of the hillside is fill, but not of any significance to impact the proposed building.

The BEST Study investigated the program, budget, and conceptual design for the project for the purpose of reviewing project programming (square feet) and the budget and life cycle cost reviews. The study team consisted of 14 design and construction professionals not associated with the project. The completed study proposes program adjustments, significant changes to archival and library operations, some reconfiguration of the structure, and a dramatic reduction in square footage and the number of private offices for elected officials.

The BEST review produced 14 program recommendations, 6 value alternatives, and 3 technical reports. Project management and the design team do not necessarily agree with all of the recommendations or with some of the estimated costs. Staff is currently reviewing the recommendations of the study and will incorporate all feasible suggestions into the design development process.

Ms. Bremer indicated, with reference to the BEST team's proposal on robotic retrieval of archived materials, GA's is looking toward the future of a 100-year building to will avoid [function-specific] issues similar to those that occurred with the Pritchard Building.

***Recommended Maintenance Facility Location*** – The site of the Heritage Center/Executive Office Building (HC-EOB) will be at the current location of the GA Building and Conservatory. Both of the existing buildings must be demolished to make way for the HC/EOB. The Conservatory currently provides approximately 3,200 square-feet of enclosed shop space and 4,200 square-feet of covered space for Capitol Campus maintenance.

A review of alternative modes of providing maintenance operations for Capitol Campus was conducted. Among the alternatives considered are contracting and/or relocating functions to off-campus locations. The review indicated that maintaining some maintenance functions close to Capitol Campus is preferred because of the need for rapid response to grounds and maintenance needs on Capitol Campus especially on west Capitol Campus.

Several near-campus locations were considered:

- Wheeler site – Unavailable because of construction of the new DIS/WSP facilities
- Triangle site at 14<sup>th</sup> and Jefferson – Used as the campus construction staging site
- 721 Columbia site near Heritage Park – Will require trucking equipment on City streets and some visible aspects of the proposed buildings would not fit with aesthetics of Heritage Park.
- Lower parking level of OB-2 Building
- Covered site on the west side of Capitol Lake – An environmentally sensitive site that requires trucking equipment on City streets.

Using the existing structure at 721 Columbia was also considered. The cost of renovation and inadequacy of the building's operational and functional capacity creates a negative cost benefit.

Staff recommends the new Capitol Campus Maintenance Facility site as the current maintenance soils shed. It's proposed that three functions be placed on that site including:

- A 3,100 square-foot enclosed shop
- A 1,500 square-foot covered storage facility
- 5,800 square-feet of exterior yard area that includes soils loading and unloading areas

Mr. Donald indicated design of the building will include the possibility of a green roof to enhance the view from the Governor's Mansion. Twelve additional parking stalls will be generated with the project.

Marty Brown asked whether staff discussed the project with the Governor's mansion staff. Mr. Donald replied that staff has reviewed the issue and that mansion staff requested improving the site aesthetically and not decreasing parking spaces. The project will be constructed so as not to be totally visible to the Governor's Mansion.

Mr. Marty Brown asked about the future status of the Conservatory. Mr. Donald reported the building will be demolished. The Legislature eliminated a replacement Conservatory from the predesign. Staff is discussing potential fundraising to establish a new Conservatory.

**Secretary Reed moved, seconded by Commissioner Sutherland, to approve the current maintenance soils shed site for the Capitol Campus Maintenance Facility as recommended by staff. Motion carried.**

**Traffic/Parking Study - Status Report**

Mr. Evans reported three major new developments are in the planning and design stages that will have significant impacts on parking, vehicular traffic patterns, and pedestrian movement on Capitol Campus:

- Heritage Center/Executive Office Building (funded)
- Wheeler Site Development (funded)
- South Edge Redevelopment (not funded)

A portion of funds from the three projects were pooled to fund the study. The primary purpose is not to provide specific design solutions to the three projects, but to provide coordinated information resulting in better solutions.

Much data has been obtained over the last several weeks and the consultants are now analyzing the data to determine:

1. Parking demand, both during session and non-session periods
2. Current and future demand versus assets
3. Pedestrian circulation patterns

At the request of the CCDAC, staff is also looking at more regional issues such as park-and-ride lots, bus service connections, and commute trip reduction incentives. GA hosted a “kickoff” meeting on December 6, 2007 with Senator Karen Fraser, Representative Sam Hunt, representatives from TRPC, Intercity Transit, WSDOT, Secretary of State, Lacey, Olympia, Tumwater, and the South Capitol Neighborhood Association. There are many shared goals among the participants that staff will define and prioritize in the weeks ahead for campus planning.

Next steps include extending the completion date of the study to give the consultants an opportunity to observe campus parking and traffic conditions during the 2008 legislative session. The report will be completed by March 1, 2008.

Participants in the expanded regional effort will continue to meet. Their findings and recommendations will be published in separate, follow-on reports. GA will keep the SCC informed on their progress.

Ms. Carr provided a PowerPoint presentation on the Capitol Campus Traffic and Parking Study:

Mr. McDonald asked how the numbers were derived. Ms. Carr indicated her company has been working closely with GA staff and the project team. Estimates may vary slightly, but at this time are the best estimates available. The numbers will be refined because the intent is to have accurate numbers as possible.

Mr. Marty Brown commented that the estimate of 30% for drive alone state employees appears too high.

Mr. Donald asked whether the estimates include employees who are not parking as well. Ms. Carr said she understands the estimates do not include employees who do not park.

Lt. Governor Owen commented that GA staff will leave the campus for an undetermined period of time. Ms. Carr clarified that the study addresses the existing status.

Mr. McDonald asked about reserving elected official parking spaces near the building. Ms. Carr replied that the details of reserved and assigned space are not within her scope of assignment. She clarified that 296 parking spaces are allocated for staff/agency-reserved spaces.

Mr. McDonald suggested the consultant discuss the estimations with staff who manage each building. Ms. Carr assured everyone that the study effort includes working closely with campus staff to determine the number of spaces.

Secretary Reed offered that museum functions involving visitors, such as school buses, may warrant additional refinement of some of the estimations. Ms. Carr acknowledged the comment.

#### **Area A Parking Summary**

- Need plentiful, convenient, and accessible visitor parking
- Parking reserved for visitors within Area A:
  - Increase from 88 (existing) to approximately 288
  - Pedestrian access & traffic circulation area key issues for project design
- Conference Center parking rates assume low usage of facility by off-site campus users during business hours (policy issue)
  - Capacity 700 (Auditorium 300 & Conference Center 400)
  - Assume 200 off-campus users during peak parking times

#### **Area H Parking Summary**

- Parking planned for project (800) appears to meet project demand
- GA has committee working on how & where to replace session visitor parking for DASH service

#### **Next Steps:**

- Parking turnover study to confirm parking availability on campus
- Adjust analysis as needed to reflect changes in proposed projects
- Work with project teams to confirm adequate parking is available following construction of both projects
- Traffic and pedestrian circulation analysis – especially as it relates to the HC/EOB and DIS/WSP projects
- Evaluate pedestrian access from Plaza Garage to DIS/WSP site

Mr. Evans reiterated the intent is not to design parking facilities for the respective projects, but to obtain a sense of magnitude and detect any potential fatal flaws in the estimates.

Lt. Governor Owen suggested any additional concerns could be discussed with Ms. Carr or Mr. Shea following the meeting.

Ms. Bremer said she understands some parking [at the Wheeler site] will be reserved for Dash bus service. Ms. Carr replied that it was not her understanding that that was included in the project.

#### **Estuary Feasibility Study - Status Report**

Mr. Jones reported the SCC authorized GA to proceed with a 10-year planning process in November 2003. The plan included:

- Estuary study
- Development of a flood management strategy
- Creation of a sediment management strategy

The efforts are to be performed within the context of regular communication with the SCC, Legislature, and the public. The three studies are included as a part of the plan's 14 management objectives.

The Estuary Study is essentially complete and includes four technical reports and an independent technical review. The studies were completed on time and within budget. The independent technical review was completed in November 2007. Results showed that the Estuary Study provides useful and objective information for decision makers. A final report will be forthcoming, which covers the entire study.

Flood management strategy will be addressed within the current biennium as part of a larger effort, which includes the development of best lake management practices.

Similarly, the sediment management strategy was incorporated in the comprehensive lake management analysis. This larger effort includes an alternatives analysis, which compares various management scenarios. The effort will yield a strategy recommendation for long-term lake management.

GA is working with partner entities to move through the alternatives analysis process. Staff has selected four lake management alternatives and 14 comparative analysis categories. The four alternatives identified include:

1. Status Quo Lake
2. Estuary
3. Dual Basin
4. Managed Lake

Mr. Jones provided a brief description of each alternative and reviewed a graph showing existing depths of Capitol Lake.

Each of the analyses will include:

- **Fiscal Environment:** Long-term capital and operating costs
- **Natural Environment:**
  - Sediment
  - Water access to the Port of Olympia
  - Boat moorage along Percival Landing
  - Flooding downtown Olympia
  - State water quality standards
  - Fish and wildlife habitat
  - Year-round fish passage
  - Invasive species
  - Ecosystem health
- **Human Environment:**
  - Recreation
  - Transportation connections
  - Utility infrastructure

***Next Steps:***

GA, with the support of the CLAMP Steering Committee will complete a short list of priority reports to support a final recommendation. The reports provide comparative information regarding projected lake and estuary outcomes. In the fall of 2008, staff will launch a public process, much like an Environmental Impact Statement. The release of a public review report, which lays out the comparative merits of the four alternatives, will accompany a series of meetings and feedback sessions.

In early 2009, public comments will be incorporated in a final alternatives analysis report. Staff anticipates a recommendation from the CLAMP Steering Committee in May of 2008. GA will render a recommendation by June 30, 2009.

Since the construction of the dam in 1951, Capitol Lake has lost 60% of its holding capacity.

Mr. Marty Brown asked about the number of dredges since 1955. Mr. Jones stated he is aware of one in 1980s and one in the 1990s. Sediment was moved around, but not removed, which is an element of the holding capacity issue.

Commissioner Sutherland expressed concerns about the timeline in terms of budget appropriation. Mr. Jones explained that once a decision is rendered, a five to six-year permitting process for either alternative is anticipated.

Ms. Bremer said that taking no action in the meantime is not a responsible position and she's suggested that the CLAMP Steering Committee and staff look into what it will entail to undertake a smaller dredging process, which might be a consideration during the next budget cycle. Mr. Jones said he anticipates the flood analysis may show a safety need to dredge sooner in terms of holding capacity. Ms. Bremer said the intent is to remove dredged sediment from Capitol Lake.

Secretary Reed said he would like to see the final report from the CLAMP Steering Committee included on a future meeting agenda. Mr. Evans acknowledged the request.

Commissioner Sutherland asked whether toxicity of the sediment in Capitol Lake is below the threshold of significance. Mr. Jones stated that DOE found dioxin in the sediment to be below the threshold of significance. Commissioner Sutherland commented that the sediment might be beneficial to other areas. Mr. Jones replied that the issue is to be determined; however, issues with noxious weed infestation are significant. The intent is to seek water disposal of dredge sediments.

Secretary Reed suggested staff should review potential similar situations elsewhere in the country in terms of water quality and the issue of providing a swimming amenity. Mr. Jones said issues such as the fact that the lake does not flush well particularly during summer months have deterred the CLAMP Steering Committee from pursuing a swimming amenity. However, the committee plans to continue discussing the issue.

#### **Committee Calendar for 2008**

Mr. Evans reported that the proposed meeting dates can be revised in the future if required.

**Secretary Reed moved, seconded by Commissioner Sutherland, to approve the following dates for regular meetings during calendar year 2008: Thursday, April 24; Thursday, June 19; Thursday, October 23; and Thursday, December 18 subject to potential revision. Motion carried.**

#### **Adjournment**

**There being no further business to come before the SCC, Lt. Governor Owen adjourned the meeting at 11:57 a.m.**