

**STATE CAPITOL COMMITTEE**  
**General Administration Building, Room 324**  
**Olympia, Washington**  
**October 23, 2008**  
**10:00 a.m.**

**Minutes**

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**MEMBERS PRESENT**

Marty Brown, Governor Gregoire's Designee  
Sam Reed, Secretary of State  
Doug Sutherland, Commissioner of Public Lands

**MEMBERS ABSENT**

Brad Owen, Lieutenant Governor

**OTHERS PRESENT:**

Alhadeff, Sally, Project Manager, DIS  
Ahlschund, Rob  
Bremer, Linda, GA  
Cox, Jenn, GA  
Donald, Craig, GA  
Evans, Tom, GA  
Excell, Steve, OSOS  
Fraser, Karen, Senate  
Friddle, Steve, City of Olympia  
Gray, Donovan, DAHP/GA  
Ifie, Tony, DNR

Johnson, Pam, OST  
Jones, Nathaniel, GA  
Koal, Penny, GA  
Lewis, Ken, DIS  
Lindgren, Cheri, Puget Sound Meeting Services  
Perry, Diane, WSP  
Polzin, Roger  
Robinson, Gary, DIS  
Springer, Lillian, GA  
Zieve, Rick, SRG Architects

**Welcome and Introductions**

Commissioner Doug Sutherland called the October 23, 2008 State Capitol Committee (SCC) meeting to order at 10:00 a.m. A quorum was attained. The meeting agenda was published in *The Olympian*.

**Approval of Agenda**

**Secretary Reed moved, seconded by Marty Brown, to approve the agenda as presented. Motion carried.**

**Approval of Minutes – July 14, 2008**

**Marty Brown moved, seconded by Secretary Reed, to approve the July 14, 2008 minutes as presented. Motion carried.**

**Director's Report**

Linda Bremer, Director, Department of General Administration (GA), reported the Olympia Isthmus Park Association filed a petition with the Olympia City Council on the feasibility of acquiring a portion of the Capitol Lake-Budd Inlet isthmus for a public park. Section 2 of the petition states in part, "... the City of Olympia shall initiate contact with the State of Washington to ascertain the level of interest the state may have in partnering with the City to develop the public park described in Section 1." The Council approved moving forward with the study on October 14, 2008. GA is not aware of any contact with the state at this point.

Ms. Bremer advised that Artifacts Consulting is working with GA on a Master Landscape Plan. The consultants briefed the Capitol Campus Design Advisory Committee (CCDAC) on the status of the plan.

Artifacts Consulting collected a substantial quantity of information and documents on Olmsted's work from the Library of Congress. The consultant is preparing a report on the documentation.

Mr. Evans presented a sample 1928 Olmsted drawing.

Ms. Bremer commented favorably on the consultant's presentation to the CCDAC. The CCDAC recommends taking steps to preserve the Olmsted legacy and provide the public with access to the drawings. GA has contracted with Mithun Architects & Planners, Seattle, to assist in planning for a new generation of landscaping planting for historic Capitol grounds. The emphasis of the project is creating a Master Landscape Plan for historic west Capitol Campus respectful of the design principles of the original Olmsted Plan. The plan will provide guidance for new plantings as well as preservation and maintenance strategies.

Mr. Brown asked whether the creation of a Master Landscape Plan is a legislative request and included in GA's approved budget. Ms. Bremer advised that the project was identified in the capital budget. Mr. Evans indicated that he will follow up on the information.

#### **Wheeler Site Development – Status Report**

Gary Robinson, Director, Department of Information Services (DIS), reported the redesign to reduce the size and scale of the Wheeler site development project includes a data center and one office building rather a data center and two office buildings. He referred to a schematic drawing depicting the initial pre-design layout of the facilities. Schematic design is underway for the data center and one office building for DIS, which is similar to the initial design. DIS is working with the revised schematic design to determine costs. The design work completed for the three-facility plan will inform design work for the two-facility proposal. The project team is working with the Office of Financial Management (OFM) to submit a supplemental budget request on the revised project. The Legislature needs to approve the revised plan during the next session. A target is to begin work in spring 2009.

Mr. Robinson reported the Hearing Examiner held an administrative hearing on the State Environmental Policy Act (SEPA) appeal. The examiner has not issued a decision. The State Treasurer requested an Attorney General's opinion on capital budget language involving the lease/purchase financing mechanism for the project. The Attorney General has not released an opinion. Both decisions are expected soon.

Commissioner Sutherland asked whether the redesign will impact the SEPA appeal. Mr. Robinson said the intent is to use the prior SEPA determination issued for the larger complex. The redesign includes a roundabout at the corner of Jefferson and 14<sup>th</sup> and the widening of Jefferson Street.

Mr. Robinson outlined next steps.

Commissioner Sutherland asked for the committee to receive updates and to provide members with copies of the rulings by the Hearing Examiner and Attorney General.

#### **Heritage Center/Executive Office Building – Status Report**

Craig Donald, Project Director, GA, reported the three design phases include schematic design, development design, and construction documents. During a General Contractor Construction Manager (GC/CM) managed project, the cost estimator (Davis Langdon) and the GC/CM (Mortenson Construction) prepare independent cost estimates at each phase. The two parties reach consensus through a reconciliation process leading to a single reconciled budget. As of schematic design, the Heritage Center and Executive Office Building (EOB) are under the legislative authorized budget. The design

development phase should conclude on November 21, 2008. The cost estimator and the GC/CM will pursue budget estimating and reconciliation processes, which should be completed in late December. Design development information will inform a report to the Legislature in February. GA is working with the Office of the State Treasurer (OST) on financing. Action by the State Finance Committee to authorize project funding is planned for June 2009. Substantial completion of the project is scheduled for fall 2012.

In terms of vacating the GA building, the Wheeler project has been delayed and redesigned to include removal of the general office building from the project. The plan now calls for all GA building tenants to move to lease space. The Treasurer will relocate to the EOB. GA and OFM are working on programming and determining space needs for tenants. GA collaborated with OFM to develop a schedule to solicit space to meet programming needs. The schedule reflects GA tenants relocating by the target date of February 19, 2010. Additionally, the GA building is the main hub for the west Capitol Campus for data, wireless, and wired infrastructure systems. Approximately 70% of the work to disconnect the GA building as the main hub is completed. The work should be completed in November 2009. The project is on schedule and under budget.

Commissioner Sutherland asked whether there was consideration for relocating GA tenants to modular buildings. Mr. Donald said that option was not considered. Ms. Bremer commented that most of the moves will be permanent. Mr. Donald reiterated the Treasurer will move into the EOB. The leases are long-term (5-10 years) and the Washington State Patrol (WSP) is interested in eventually acquiring its own facility.

Secretary Reed asked why relocating GA tenants to lease space is planned for mid-February 2010, which is some time from now. Construction costs will continue to rise. He asked why relocation could not occur in fall 2009. Mr. Donald said currently, there are no existing facilities to meet co-located tenant space needs. Facilities under construction that could meet space needs are not available until late 2009.

Rick Zieve, SRG Partnership, presented a 3-D tabletop model of the Heritage Center/EOB. He referred to a number of display drawings during his presentation. The conservatory will be demolished. Eleventh Avenue and Cherry Street will be connected. The new building actually stabilizes the hillside. Mr. Zieve described how the building has evolved in terms of size, shape, and configuration. The entry to the EOB is on axis with the Insurance Building. The terraces are aligned with the Capitol dome.

The EOB contains four floors above the three floors of the Heritage Center. Parking is located to the north. The Olympic Terrace is located to the west and diners can use the café overlooking Capitol Lake. The Legislative and Insurance Buildings have definitive bases, middles, and tops. The EOB mirrors that same spirit, but will also be a building of its time.

A current rendering of the exterior showing the entry pavilion and the cafe was presented. Exterior materials include Wilkinson Stone found on existing campus buildings. The metal is bronze and also matches features on historic Capitol Campus buildings. An example of a banner announcing events and special exhibits was reviewed.

Mr. Zieve pointed out the drive-through alignment for school buses and entryway for students. Three floor levels cascade down the hillside. All levels have accessible terraces and are tied to an existing Americans with Disabilities Act (ADA) ramp for access down the hill.

Members discussed conducting additional analysis of views from the building and the café plaza looking north to the Olympics. Mr. Zieve agreed the views to the north are open and dynamic. Senator Fraser

commented that there are concerns about the ability to view the Olympics, the southern part of Puget Sound, and lower Budd Inlet.

Mr. Zieve pointed out visitors will have through views of the building when entering from the south entrance. It might be possible to view water and Budd Inlet and the dock to the north.

Discussion ensued on how the Master Landscape Plan informs the design of the project. Mr. Zieve commented that the original Olmsted plan for Capitol Campus included green areas edged with low hedges. He displayed additional drawings. The landscape architect for the EOB is incorporating elements of Olmsted's vision. The goal is not creating a backside to the building.

Commissioner Sutherland said he's impressed with how the architecture and materials have been incredibly captured to reflect the original intent of Capitol Campus buildings.

Secretary Reed said he's very pleased with SRG Partnership and the GC/CM's heartfelt commitment to the history of Capitol Campus and what makes it so important. A dramatic entrance to the EOB is important.

Secretary Reed shared information on fundraising efforts planned to raise \$30 million in private funds for the museum and learning and conference centers. A trust committee was established to oversee private fundraising activities.

Ms. Bremer said there are many ideas of what the architecture could be. GA wants to ensure the proposal meets the SCC's expectations.

Commissioner Sutherland indicated that on a large scale, nothing has been overlooked. On a smaller scale, the GC/CM and users will help identify if some elements are lacking. He asked that GA keep the SCC informed as the project moves forward. He said he likes what he sees, including the concept of using banners to announce special events.

#### **Capitol Lake Adaptive Management Plan – Status Report**

Nathaniel Jones, Senior Planner, GA, briefed members on Capitol Lake management planning efforts to date. The Capitol Lake Adaptive Management Plan (CLAMP) Steering Committee and GA are on track to develop a recommendation for the long-term management strategy for Capitol Lake. Mr. Jones reviewed recent accomplishments including the completion of the Estuary Feasibility Study (EFS), developing an Alternatives Analysis decision process, defining four alternatives, creation of 15 different criteria for evaluating the alternatives, and identifying data gaps. Additional technical reports are forthcoming.

One alternative, the status quo, maintains the lake in its current condition. At this time, GA is not dredging Capitol Lake. A second alternative is a managed lake, which adds a dredging component to achieve a uniform depth of 13 feet. Ms. Bremer and Mr. Jones emphasized that a recommendation could fall anywhere within the range of options. The analysis and technical reports are based on the four alternatives. Mr. Jones reported the third and fourth alternatives include an estuary and a dual basin lake/estuary.

Artist renderings of each of the alternatives were presented. Olmsted's plan recommended a dual basin in 1912.

Mr. Jones reviewed 15 ranking criteria, which were developed using several processes including public outreach and a focus group.

Mr. Brown noted criterion 1 on long-term capital and operating costs is actually two different questions.

Secretary Reed commented that a criterion is missing for aesthetics. One question is what visitors and employees working in nearby buildings want to view. Their input should be considered. Mr. Jones replied the criteria are included within criterion #14 pertaining to cultural and spiritual values.

Mr. Jones reviewed technical reports recently released. Dredging is an important element in the decision as it's the largest cost item of any of the alternatives with the exception of the status quo alternative.

Mr. Jones reviewed the benefits associated with lake and estuary scenarios. He described future reports anticipated to be released on comparative flood risk, comparative effect on existing infrastructure, condition assessment of the 5<sup>th</sup> Avenue Dam, an economic assessment, and cultural and spiritual attributes of the resource.

Mr. Jones referred to the alternatives analysis process. The intent is providing a transparent process and obtaining best available science. The format used in the Alternatives Analysis Report will be similar to the Environmental Impact Statement (EIS). A public review draft should be available in March 2009. A final report is anticipated following a 30-day public comment period.

Mr. Jones described how the final report differs from an EIS and that the report will inform a recommendation by the steering committee.

Mr. Jones reviewed next steps involving a public workshop in January to discuss new technical reports and release of the draft Alternatives Analysis in March kicking off a significant public involvement process to include a TCTV component. The CLAMP Steering Committee is scheduled to deliver a recommendation to GA in May 2009. GA will present a recommendation to the SCC prior to the end of the biennium.

Mr. Jones reported Capitol Lake was previously dredged. However, dredging activities moved sediment within the basin and not out of the basin. Since 1951, 60% of the capacity of the basin has been lost. The average depth is less than two meters. Vegetation will overtake the middle of the basin in the next five years. Technical information will be needed to support a future SEPA process.

Mr. Jones reported the Environmental Protection Agency (EPA) mandated the Department of Ecology (DOE) to conduct a Total Maximum Daily Load (TMDL) water quality study of the Deschutes River watershed. The Deschutes River is an impaired water body and doesn't conform to the Clean Water Act in five areas involving fecal coliform bacteria, temperature, dissolved oxygen, pH, and fine sediment. Many watersheds in the state have similar problems. Multiple sets of sophisticated models were required in the analysis. The report does not prescribe remedies, but quantifies the problem. The next step is developing a clean-up strategy. The river and its tributaries are delivering more nutrients to Capitol Lake and Budd Inlet than can be absorbed. Resulting growth in aquatic vegetation leads to depleted oxygen levels.

DOE modeled lake and estuary scenarios. Results reveal an estuary significantly lessens the magnitude and duration of oxygen depletion rather than the lake alternative. However, creation of an estuary does

not fully address oxygen depletion problems. Additional actions are required by state and local jurisdictions to clean up the Deschutes River watershed.

Discussion ensued on the history involved in developing a management plan.

Mr. Jones referred members to an article, "Deschutes water-pollution problems identified in study," published in *The Olympian* on October 21, 2008 and a "CLAMP Fact Sheet #8" brochure.

Ms. Bremer reported GA also hired a firm to assist in analyzing the data. The firm is creating map of all reports and criteria. The management plan speaks to a lake. However, a holistic view of the entire system is important.

Commissioner Sutherland reported Puget Sound Partnership is taking a broader approach of the system. CLAMP will overlay that work. The Legislature will determine what projects are the most important.

Secretary Reed said he's pleased to see efforts are underway for identifying alternatives.

Senator Fraser expressed several concerns about how the analytical comparison process works and whether costs will be assigned to all the recommendations including impacts of the various options. Mr. Jones said GA is working with the steering committee to develop a deliberative process. A special meeting is scheduled in November to discuss comparison of the alternatives and formulating a recommendation method. It will not be a matter of just adding up the numbers but will involve a thoughtful and deliberative process including how to mitigate competing interests. The steering committee has attempted to identify the total cost to the greatest extent possible but has not assigned the costs. It's been difficult evaluating secondary impacts, such as how the alternatives could affect the regional economy. Capturing capital and operating costs is easier compared to how the options impact hotel stays. Senator Fraser said huge economic impacts could occur if moorage must be relocated.

In response to Mr. Brown's earlier question on whether the Master Landscape Plan was identified in GA's capital budget, Ms. Bremer confirmed the Legislature approved the project and it's included in the budget.

#### **Next Meeting**

The next meeting is scheduled on December 19, 2008.

#### **Adjournment**

With there being no further business, Commissioner Sutherland adjourned the meeting at 11:17 a.m.