

STATE CAPITOL COMMITTEE
General Administration Building, Room 324
Olympia, Washington
December 3, 2009
10:00 a.m.

Approved Minutes 10/12/10

MEMBERS PRESENT

Brad Owen, Lieutenant Governor
Marty Brown, Governor Gregoire's Designee
Sam Reed, Secretary of State
Peter Goldmark, Commissioner of Public Lands

OTHERS PRESENT:

Alhadeff, Sally, Project Manager, DIS	Henderson, Thomas, GA
Ahlschund, Rob	Jackson, Carleen, SOSO
Casey, Martin, GA	Jones, Nathaniel, GA
Bronson, Fay, GA	Koal, Penny, GA
Chapman, Katherine, Office of Lieutenant Governor	Lindgren, Cheri, Puget Sound Meeting Services
Chard, Blake, DIS	Martin, Carrie, GA
Cowan, Diane, GA	McCurley, Deb, OIC
Donald, Craig, GA	McDonald, Patrick, SOSO
Edens, Cindy, Wright Rumstad & Company	Moore, Patty, House of Representatives
Excell, Steve, SOSO	Richey, Tim, SRG Partnership, Inc.
Forsyth, Dennis, SRG Partnership, Inc.	Simpson, Dan, ZGF Architects
Gordon, Patrick, ZGF Architects	Watson, Mike, OIC

Welcome and Introductions

Lieutenant Governor Brad Owen called the State Capitol Committee (SCC) meeting to order at 10:04 a.m. A quorum was present. The meeting agenda was published in *The Olympian*.

Approval of Agenda

A revised agenda was approved by consensus. The Heritage Center/Executive Office Building status report was moved to follow approval of minutes. Secretary Reed requested changing the item to an action item.

SCC will review two items for Action: Approval of Minutes - June 1, 2009, the Heritage Center/Executive Office Building – *Status Report*, and Approval of 2010 Meeting Schedule; one item for Guidance: ProArts Predesign – *Status Report*; and two items for Information: Director's Report and the Wheeler Site Development – *Status Report*.

Approval of Minutes – June 1, 2009

Marty Brown moved, seconded by Secretary Reed, to approve the June 1, 2009 minutes as presented. Motion carried.

Heritage Center/Executive Office Building – Status Report

Thomas Henderson, Assistant Facilities Director, Department of General Administration (GA), introduced himself.

Craig Donald, Project Manager, provided a historical perspective on the predesign review process for the Heritage Center (HC)/Executive Office Building (EOB) project involving the GA and Dolly (1063) Building sites. Early in the process, development on the Dolly Building parcel was dropped as an option. A predesign amendment was required to realign a combined HC/EOB project only on the GA Building site. The Legislature requested a predesign review to reduce the scope and cost of the project to a level of financing available revenue can support, as well as specifying tenants for the EOB. Budget requests were submitted to the Office of Financial Management (OFM). Staff is finalizing a predesign review report for submittal to the Legislature in February 2010. A comprehensive analysis of alternative sites to reduce project costs was completed.

Dennis Forsyth, SRG Partnership, Inc., presented and reviewed an alternatives map highlighting 12 sites evaluated for the EOB and HC. The Olmsted Master Plan for Capitol Campus, a recently approved landscape preservation plan, and a master plan showing potential sites on the Capitol Campus for future buildings all helped inform the project. Proximities and axis around the Legislative Building, particularly for the EOB, were examined.

The HC project was reduced. A slide showing the initial building design concept was displayed, which is not fundable within available resources. The same costs associated with demolishing the GA building is allocated to a smaller scale building. However, the site is not fully optimized with a smaller building. One advantage is that the HC is on the same location. However, the GA site has problems. It's possible to build a smaller building at a reduced budget, but risks are higher to stay within budget because of the aggressive schedules. The GA site is the only location where both programs fit.

Two prime sites emerged for the EOB:

- Site 4, which sits above the Archives and aligns with the old courthouse, has a direct link across Capitol Way to the Legislative Building. An 80,000 square-foot structure could be accommodated for the State Treasurer and Insurance Commissioner.
- Site 11 is near the west side of Capitol Campus. The Olmsted Master Plan shows a building where the Governor's Mansion is located. One option is moving the Governor's Mansion. However, that is too cost prohibitive. A solution could involve constructing two, 80,000 square-foot buildings. The first building is ideal for Treasurer and Commissioner tenants. A second building would meet a demand for executive office space near the Legislative Building. Placing two buildings on the site helps to strengthen security for the Governor's Mansion. The Capitol Campus Design Advisory Committee (CCDAC) expressed some enthusiasm for this option.

Mr. Forsythe advised that both scenarios can be accommodated within the current budget. Site 11 is the stronger of the two sites.

Commissioner Goldmark asked whether locating two buildings on site 11 maximizes opportunities for future buildings leaving additional building sites available for the future. Mr. Forsyth replied that all structures around the Legislative Building are approximately 80,000 square feet. The two buildings optimize use of the site, respect the long-term landscaping plan, and allow more buildable space than reflected in the Olmsted Master Plan. The mandate is to build a structure to meet program demands for the Insurance Commissioner and Treasurer. Expansion space (second building) could also serve needs within the Legislature.

Mr. Forsyth reviewed the two preferred sites for the HC consisting of the Dolly Building and Visitor Information Center (VIC) sites. A reduced HC could be built on both blocks. The blocks and buildings are virtually identical.

The building would fit at the corner of the Dolly Building site. One disadvantage is the 263-car garage, which would need to be demolished. Additionally, the Hands on Children's Museum (HOCM) is planning to move but the timing is unknown at this point. The site offers a gateway to downtown. A 140,000 square-foot HC would underutilize the site because a 200,000 square-foot office building could be constructed on the property.

The second HC site is the current VIC. The Heritage Center, which focuses on the history of the state, is an appropriate gateway to Capitol Campus. The higher portion of the structure would be located off the street frontage. The structure aligns well with the buildings to the south and fits within the context of the South Capitol Neighborhood (SCN). The VIC site is the most ideal of the two sites examined.

Members discussed recovering existing parking at the VIC. Mr. Forsyth advised that 132 parking spaces are planned for the HC, a portion of which handles parking on the site. Mr. Donald said the proposal includes construction of a tunnel under Capitol Way joining the west campus with the plaza garage. Currently, there are 82-84 parking stalls.

Commissioner Goldmark commented on the potential that the HC building could distract attention from the Capitol itself.

Secretary Reed moved, seconded by Lieutenant Governor Owen, to approve the Visitor Information Center as the site for development of the Heritage Center.

Secretary Reed outlined advantages and disadvantages of both sites based on costs, parking, delay, and tenancy. The Dolly Building includes a parking garage with 263 parking spaces. Demolition is required and replacing the parking could prove very expensive. The HOCM plans to relocate by 2011 if it's successful in raising the required funds. Delaying until 2011 and identifying alternate parking is problematic. The Visitor and Convention Bureau (VCB) are currently occupying the VIC and can relocate quickly. The VCB is supportive of the project. The site makes the most sense. The Olympia Downtown Association (ODA) and Thurston County Chamber agree the VIC site is an ideal location for the Heritage Center. The Governor, Olympia Mayor, Olympia City Manager, and congressional and senate representatives are also supportive.

Secretary Reed urged the SCC to approve the motion. It's imperative to move forward because of favorable construction costs and bond rates.

Members discussed funding, which is a separate matter for the Legislature.

Mr. Brown offered a friendly amendment of recommending the VIC site for development of the Heritage Center.

Secretary Reed advised that the role of the SCC, based on state statute, is to approve new construction and improvements to public buildings on Capitol Campus in Thurston County.

The makers of the motion accepted the friendly amendment.

Motion carried unanimously.

Approval of 2010 Meeting Schedule

Mr. Brown moved, seconded by Commissioner Goldmark, to approve the 2010 meeting schedule as presented:

- **Thursday, March 18, 2010**
- **Thursday, June 17, 2010**
- **Thursday, October 28, 2010.**
- **Thursday, December 16, 2010**

Motion carried.

Director's Report

Martin Casey reported the state is experiencing the largest drop in revenue in recent memory. During the 2009 legislative session, the state closed a \$9 billion shortfall through a mix of cuts in programs and services, use of federal recovery act funds, and fund transfers. Based on the November 19 revenue forecast, a \$2.6 billion operating budget shortfall is expected for the remainder of the current biennium. To put this in perspective, shutting down higher education and eliminating all state funding and closing all community and technical college statewide represents \$2.74 billion. Consequently, GA expects to implement significant budget and staffing reductions during the biennium. GA is proceeding with its 2009-2011 capital budget projects including the HC and Pro-Arts predesign.

GA's new Assistant Director for Facilities, Tom Henderson, comes to GA from the State Board for Community and Technical Colleges where he served as director of capital programs.

Diane Cowan, who has provided administrative support to the SCC, is retiring at the end of 2009. Mr. Casey thanked Ms. Cowan for her 31 years of service to GA. The agency is evaluating options for the position.

Within current budget constraints, GA is implementing recommendations from the Vegetative Management Plan (VMP) approved by the CCDAC:

- Preparing beds on east campus that will be used to test varieties of low-mow, low moisture turf seed for use on campus.
- Changing mowing practices to "leave it high and let it lie," mowing higher and less often, and introducing mulching blades.
- Removing and replacing obviously overgrown shrubs with Olmsted design shrub selections using the Landscape Master Plan as a guide.
- Preparing to contract for an on-call arborist to guide tree-care efforts and assist in implementing the VMP.
- Working with the private sector including a local historian and Friends of Olmsted Parks to develop an interpretive brochure about the Olmsted designed Campus.

Staff briefed the CCDAC on November 19 on the lake/estuary recommendation from the Capitol Lake Adaptive Management Plan (CLAMP) Steering Committee. The CCDAC did not take an action

or approve a position. Committee members discussed aesthetics, impacts, and considerations for all alternatives considered by the steering committee and would like an opportunity to review and offer guidance to inform a design process going forward. The earliest Director Bremer will present her recommendation on the future of Capitol Lake to the SCC is March 2010.

Pro-Arts Predesign – Status Report

Penny Koal, Project Manager, provided an update on the Pro-Arts predesign process. The state acquired the Pro-Arts and State Farm buildings, located on 11th Avenue across from Department of Natural Resources (DNR) and south of Centennial Park, in 2008. The project will not impact Centennial Park. Main drivers for the venture are two-fold. When the project was conceived there was an interest to demolish the GA building for the Heritage Center, which required relocation of GA tenants. Since the HC will likely not be constructed on the GA site, the GA Building is in urgent need of modernization. Modernization cannot occur while the building is occupied. The Pro-Arts building is a suitable location for a majority of GA's tenants. Completion of the project is expected in 2013. Modest repairs and modifications to the GA building will occur in the interim.

OFM is developing a six-year plan that indicates a number of agencies, boards, and commissions currently in leased space have outgrown space, need to be consolidated, or located on or near campus. The Pro-Arts building would serve as a larger anchor tenant relying on smaller agencies for support. The predesign consists of developing a shell structure emphasizing flexibility and versatility to accommodate a variety of tenant combinations.

Secretary Reed asked about the tenancy of the Washington State Patrol (WSP). Ms. Koal said the WSP could be accommodated within the building. However, final tenancy plans are not fully developed. GA is working with OFM to develop strategies for determining tenancies for the project. The predesign report is due to the Legislature by February 1, 2010. The cost for the project is estimated at \$90 million, which includes some parking.

Patrick Gordon, ZGF Architects, reported the pre-design will establish costs and programming for the new building.

Dan Simpson, ZGF Architects, shared a copy of a project site map. The plan includes demolishing two existing structures. The legislative direction is determining optimum use of the site, identifying parking requirements, and mitigation measures. Sustainable design and sustainability for long-range energy performance are high priorities. The 20/30 Challenge requires a design to reduce energy consumption.

Members discussed meeting Leadership, in Energy and Environmental Design (LEED) Silver certification. Mr. Simpson replied that the design team was instructed to achieve LEED Silver at a minimum. Ms. Koal said state law requires LEED Silver. However, higher standards could be implemented based on budget. Mr. Simpson referred to plans to conduct a return on investment analysis for alternatives in the design process. The pre-design includes preliminary assessments of alternatives.

Expectations are to maximize energy performance over time as well as improve productivity.

Mr. Simpson described the efforts for focusing on flexibility and enhancing productivity within the workplace. Environmental amenities for human health performance were considered.

Space allocation standards include 90% open office and 10% private office space. Allocating approximately 215 square-feet of space per person is average based on state guidelines and standards. This could vary depending on specific department requirements. The objective is optimizing dimensions of the new building.

Mr. Simpson reviewed site topography and solar orientation. No tall buildings are located directly to the south. A number of other site photographs were presented. He reviewed pedestrian, entry, and visual connections enabling the public to connect to Capitol Campus and the Dan Evans tree.

Secretary Reed asked whether views of the Olympic Mountains are blocked. Mr. Simpson replied that view analysis could be completed.

Members reviewed photographs of east campus views from 11th and Washington looking south, the DNR parking garage at 11th and Franklin, opportunities for upper level views, view to the Capitol Dome along the axis, and the Dan Evans Tree. A 150,000 square foot, five-story configuration complying with a 75-foot height limit can be constructed on half the site without impacting Centennial Park.

Mr. Simpson reviewed graphs illustrating an energy performance summary based on footprint and projected energy performance over time. A family of alternate footprint strategies projecting the lowest consumption of energy over time of approximately \$50,000 per year is recommended.

C scheme and E scheme concepts were presented. Both are viable design alternatives with different strengths and weaknesses. Specific to the C scheme, Mr. Simpson explained that the intent was customizing the alternative to fit on the site and enhance its relationship with the streetscape and Capitol Campus views on the south, open space and park views, and a sense of connection on the north. A design cross-section based on input from the CCDAC was shared with members.

Wheeler Site Development – Status Report

Jim Albert, Deputy Director, Department of Information Services (DIS), introduced Project Manager Sally Alhadeff, and Cindy Edens, Director of Development, Wright Rumstad & Company.

Mr. Albert reported the Wheeler site project for the state's data center and office building is on schedule, on scope, and within budget. Building permits for the data center, utility building, office, and garage structures were obtained in October. DIS is working with OFM to identify other state agency tenants to occupy 88,000 square feet of available office space. Landscape plans have been finalized. The CCDAC approved landscape improvements for the triangle-shaped property located on the north side of 14th Avenue. The project team recently met with SCN representatives and discussed the proposed roundabout and development on the triangle property. One of the lower cranes is in place and a second is under assembly. Mass excavation of the site was recently completed. Utility building footings have been poured.

Ms. Edens presented and reviewed a number of photographs:

- A map of the site and surrounding area.
- Building massing. The utility building location was identified. The CCDAC requested additional landscaping. Concrete work for the data center complex and sister building is basically complete. Construction of a concrete wall at grade elevation is underway.

- A construction aerial photo looking southeast on October 30.
- A second construction aerial looking northwest taken on December 3. Puget Sound Energy's (PSE) access was eliminated with construction of the utility building. A new access point was identified. The CCDAC requested additional landscaping on the hillside. However, there is more value to landscape the triangle-shaped property.
- A rendering of the Olmsted corridor. The bike path, trailhead, and community garden concepts were highlighted. All four corners of the site will be landscaped and completed. The SCN residents support the community garden idea but are concerned about people parking and not using the area properly. A proposed solution is having the City establish short-term, metered parking.
- A rendering of a rain garden.

Discussion ensued on hydroseeding the hillside with a woody seed mixture to help stabilize the slope.

Adjournment

Secretary Reed moved, seconded by Commissioner Goldmark, to adjourn the meeting at 11:21 a.m. Motion carried.

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services