



STATE CAPITOL COMMITTEE

**Legislative Building
Senate Rules Room
Olympia, Washington 98504**

March 20, 2014

10:00 a.m.

(Approved: June 12, 2014)

MEMBERS PRESENT

Brad Owen, Lieutenant Governor
Peter Goldmark, Commissioner of Public Lands
Kelly Wicker, Governor's Designee
Mark Neary (for Secretary of State Kim Wyman)

Kim Wyman, Secretary of State

OTHERS PRESENT:

Rick Browning, Department of Enterprise Services
Buccarelli, Kim, Department of Enterprise Services
Nancy Deakins, Department of Enterprise Services
John Doan, City of Tumwater
Hans Dunshee, House of Representatives
Jim Erskine, Department of Enterprise Services
William Frare, Department of Enterprise Services
Karen Fraser, Senate
Tom Gow, Puget Sound Meeting Services
Tom Henderson, Department of Enterprise Services
Arleen Harris, Department of Enterprise Services

Shelley Sadie Hill, Department of Enterprise Services
Nouk Leap, Department of Enterprise Services
Chris Liu, Department of Enterprise Services
Steve Masse, Legislature
Nancy McKinney, SPSCC
Lenore Miller, Department of Enterprise Services
Kevin Pierce, Legislative Support Services
Bonnie Scheel, Department of Enterprise Services
Andy Stepelton, Legislative Support Service
Blaire Stewart, Lt. Governor's Office
Tim Stokes, SPSCC
Ann Sweeney, Department of Enterprise Services

Welcome and Introductions

Lieutenant Governor Brad Owen called the State Capitol Committee (SCC) meeting to order at 10:03 a.m. A quorum was present.

Lt. Governor Owen acknowledged the attendance of Senator Karen Fraser.

The SCC meeting agenda was published in *The Olympian*. Public comment for each specific agenda item will be received after the discussion of the agenda item. Comments for items not on the agenda will be received at the end of the meeting.

Approval of Agenda

Commissioner Goldmark moved, seconded by Kelly Wicker, to approve the agenda as published. Motion carried.

SCC will review two items on the Agenda for Action: Approval of Minutes - *October 17, 2013* and South Puget Sound Community College Property - *Marvin Road*; and two items for Information: 1063

Block Replacement Project - *Status Report*, and the Capitol Campus Planning - *2006 Master Plan Update*.

Approval of Minutes – October 17, 2013

Kelly Wicker moved, seconded by Commissioner Goldmark, to approve the October 17, 2013 minutes as presented. Motion carried.

1063 Block Replacement Project

Rick Browning, Project Director with the Department of Enterprise Service (DES), provided an update on the 1063 Block Replacement project.

Since the last review, DES identified three qualified Design-Build (DB) firms and created a Request for Proposal (RFP) document. The teams responded to the RFP with DB submittals incorporating design drawings, cost estimates, and other project details. DES is in the final stages of selecting the DB firm.

The project is predicated on the demolition of both existing structures on the project site. Legislation from the 2013 session mentions the demolition of the General Administration (GA) Building at some future date; however, no funding was identified for the demolition of that building. Project metrics from the 2013 session have not changed for the project.

Commissioner Goldmark remarked that the committee has often discussed the fate of the GA Building and it's unclear as to whether the committee also discussed which site might be the best location for the new building. Mr. Browning said the project site is based on legislation that specifically identifies the project location as the 1063 Capitol Way site.

Mr. Browning said the three project submittals range in size from 210,000 to 220,000 square-foot office building located on the site of the corner of Union and Capitol Way on the north edge of Capitol Campus. Requirements of the legislation designate Washington State Patrol (WSP) as the primary tenant, as well as the Office of Financial Management (OFM) and some legislative sub-agencies as secondary tenants.

A five-year performance guarantee is required by the DB firm, which is the first guarantee of this nature anywhere within the United States. The state is leading the country in energy and operations and maintenance guarantees for the building.

Commissioner Goldmark asked whether the high performance aspect of the building includes LEED (Leadership in Energy and Environmental Design) certification. Mr. Browning affirmed the state is requiring a minimum Gold LEED certification. Under some scenarios, Platinum might be possible; however the building must achieve a minimum Gold certification.

Commissioner Goldmark asked whether the legislation requires utilization of wood as a major construction component. Mr. Browning said the legislation did not include that level of detail; however, LEED provides points for the utilization of energy-efficient produced materials, such as wood, as well as locally sourced materials delivered from within a specific area. The team anticipates the firm would take advantage of those opportunities. Although wood is not the major structural element, it's included within the building design primarily because the building height, which is a maximum of 59 feet, limits the type of structural systems that could be used for the building to some type of concrete system. However, wood could be used for finishes and some minor structural elements.

Commissioner Goldmark shared that earlier in the week, a meeting in Washington D.C. headed by Tom Vilsack, Secretary of the U.S. Department of Agriculture, discussed the utilization of cross-laminated wood structures as an attribute for future building across the country, including the ability to use Type V-2 building structures so that buildings can be built up to five stories in height on a cement and steel substructure with wood used predominantly throughout the building. Some significant public buildings include the U.S. Army Corps of Engineer's new headquarters in Seattle featuring wood beams and wood interior. He suggested the committee should consider wood, which is consistent with the Governor's goals on climate change, carbon storage, and utilizing locally sourced wood products. The building would be an excellent project to highlight those features as a new state facility that should incorporate state-of-the-art building elements.

Mr. Browning acknowledged that other materials could be sourced in the state.

Governor Owen asked whether the public meeting held the previous evening on the three building design proposals would necessitate any change in the design proposals should recommendations offered by Commissioner Goldmark move forward. DES Director Chris Liu advised that the architectural composition of the building was not a primary feature reviewed during the presentations. However, all teams referred to wood and the extensive use of wood within the building design by combining the elements of what the state represents. Washington State is a "green" state and LEED certification and the sourcing of materials are all major considerations. Each presentation included various architectural elements featuring wood elements.

Commissioner Goldmark recommended DES should consider the suggestion given the priorities of the President of the United States and the Governor, as well as the priorities of the SCC to feature wood in a very significant way to include cross-laminated wood beams and Washington lumber within the building.

Director Liu asked whether cross-laminated beams are currently produced within the state.

Commissioner Goldmark said not at this time, however, the product is available within several hundred miles of the state. The intent is working with the Legislature and others to source the beams locally. It's not too soon to begin proactive efforts to construct new buildings with locally sourced green materials, including wood beams.

Mr. Browning added that all the DB teams featured locally sourced materials as a goal. Selection of one of the designs is the beginning of the process as the designs are schematics at this point, and much remains to be negotiated and adjusted. There is an opportunity to discuss the recommendations with the design teams prior to selection of the team.

Lt. Governor Owen advocated for the use of lumber from Department of Natural Resources (DNR) land in Shelton.

Mr. Browning reported the legislation also excluded new parking. Currently, the campus houses 6,000 parking spaces. Existing parking resources are sufficient to serve the new building, especially in the context of a mothballed GA Building. A separate and parallel Transit and Parking Study is currently underway for Capitol Campus. The study replaces the former 2009 study. Preliminary analysis of the data indicates sufficient parking capacity based on a worst-case scenario (during the session at mid-morning). The study is scheduled for completion by May. A consultant specialized in parking studies is completing the report, which includes data and recommendations for parking management. The study

SCC MEETING MINUTES

March 20, 2014

Page 4 of 7

includes some color-coded time elapse maps that could serve as an excellent guide to determine available parking throughout the day when the Legislature is in session.

Lt. Governor Owen asked whether the footprint of the new building also consumes an existing two-story parking structure. Mr. Browning advised that the parking structure would be demolished; however, each team was asked to provide an alternate design incorporating a below-grade parking structure within the building design. No funds in the legislation are identified to fund a parking structure and it's unknown whether such a structure is wanted or needed. However, in the interest of exploring the possibility and identifying the cost, each team provided a simple schematic parking plan and an estimate of the amount of additional funds required to create a below grade parking structure. His goal is to determine a way to manage parking resources across the campus to avoid any additional parking expense to the state.

Commissioner Goldmark asked about the number of existing parking spaces within the two-story structure. Mr. Browning said the structure includes approximately 256 spaces. Commissioner Goldmark asked about the plan for the parking north of the GA Building. Mr. Browning said DES anticipates retaining the existing surface parking lot; however, the site will be used for construction staging, which will require an interim parking requirement. When the new 1063 Building is completed, the surface lot would serve visitors, ADA parking, state patrol, and other parking needs. Mr. Browning added that based on the results of the parking study, parking can be accommodated for the new building through parking management strategies.

Lt. Governor Owen welcomed Representative Hans Dunshee to the meeting.

Mr. Browning outlined the selection process for the DB firm. The selection committee includes nine members representing state employees (DES, OFM, WSP), private sector representatives (UW School of Architecture and other professionals), and Capitol Campus Design Advisory Committee Vice Chair Alex Rolluda and former CCDAC member Barbara Swift.

Mr. Brown reviewed the criteria for scoring the proposals. The proposed fee does not represent the construction cost. The lowest proposed profit is a separate line item and it includes a maximum of 10 points. A final scoring session is scheduled within the next week with announcement of the apparent winning team following. Negotiations with the team are anticipated to occur on March 28.

Information on the project can be obtained by visiting the project website. Public comments are encouraged on the project submittals.

Senator Fraser commented that no information was presented at the public meeting on the cost of the project in terms of how the submittals compare to cost criteria within the legislation. It's also important to ensure ample opportunity for public comment, as there are many individuals in the greater campus area who have invested time in many campus projects. Another issue is traffic and circulation. It's important to develop a plan to address transportation alternatives to and from the campus.

Mr. Browning said the legislation allocated \$65.5 million for design and construction for the selected DB team. The submittals responded to the budgeted amount and none of the submittals receive additional points if the submittal is at a lower amount. Each submittal estimated the project cost at \$65.5 million.

Director Liu added that the budget proviso assigns the design budget. Other decisions in terms of the capitalization of the project have not been determined.

Representative Dunshee shared that he attended the public presentation on the submittals. He encouraged the committee to review the PowerPoint presentations, as the proposals are excellent. The building will be in the top 1 percent of energy use within the nation and all three submittals maximize energy savings. All submittals were within the budget allocation despite the slight increase in construction interest rates. The building is projected to save \$750 million for taxpayers over the life of the building. Projected savings on rent and life cycle energy are impressive. The building will be cutting edge in terms of energy usage and comfort for employees. Each employee will be located within 35 feet of natural light.

South Puget Sound Community College Property

Tom Henderson, Facilities Assistant Director, introduced Dr. Timothy Stokes, President, South Puget Sound Community College.

Dr. Stokes reported the college is located within Thurston County. The college master plan projects significant growth for the college. In 2002, the college purchased 54 acres off Marvin Road with legislative assistance by Senator Fraser. The cost to develop the property is unaffordable in terms of the capital budget available to the college in the foreseeable future. The college projected that within the next 20 years there would be insufficient funds to develop the property. Subsequently, the college purchased a property on 6th Avenue in Lacey and is currently in the DB phase with the selection of the DB team scheduled next week to complete Phase 1 of the project.

The Board of Trustees and the State Board of Community and Technical Colleges approved surplusings the 54-acre property and investing the funds from the purchase into the redesign of the 6th Avenue property.

Lt. Governor Owen asked why the college is not pursuing expansion on the existing campus. Dr. Stokes advised that the current campus is fully developed and affords no space for additional development based on existing stormwater requirements by the City of Tumwater. The college is located on the banks of Percival Creek and can no longer develop on the campus. Additionally, there is a need to serve north Thurston County and Joint Base Lewis-McChord (JBLM).

Ms. Wicker inquired about any perspective buyers the college might have for the property. Dr. Stokes replied that the college has received some telephone calls inquiring about the property. The appraisal for the property should be completed by the end of the week.

Kelly Wicker moved, seconded by Commissioner Goldmark, to authorize the State Board of Community and Technical College on behalf of South Puget Sound Community College to surplus property on Marvin Road in Lacey, Washington (Legal description: Section 02 Township 18 Range 1W Quarter NW4 BLA050013LA TR A Document 3754507). Motion carried unanimously.

Capitol Campus Planning

Lenore Miller, Project Lead, briefed the committee on plans to update the Master Plan for the Capitol of the State of Washington.

The committee approved the current master plan in June 2006. The scope of the update includes state office facilities in Thurston County, on Capitol Campus grounds, and parks. Key elements of the current master plan are value, principles, and policies that apply to state facilities.

SCC MEETING MINUTES

March 20, 2014

Page 6 of 7

The update is prompted because of changes in the environment that the master plan should address or incorporate. Additionally, some gaps in the master plan are not addressed. There is also an opportunity to update and clarify the values, principles, and policies, as well as ensuring the master plan is relevant is actionable to shape decision-making.

Questions and issues to be addressed include changes in state law regarding facilities planning and portfolio management. Today, OFM has significant responsibility for statewide facility planning including Thurston County state facilities. The current policy doesn't speak to that responsibility nor does it speak to how DES works with the OFM on an integrated planning process for managing and planning of buildings on the campus and the leased inventory in Thurston County. The update provides an opportunity to strengthen the state's planning process.

Another aspect of the update includes considering sustainable performance beyond environment factors to include social implications and the impact of what occurs on the campus to the wider community.

The Transit and Parking Study will help inform the process and offer an opportunity to consider what may need to be updated in the master plan. Another component is the need to develop a long-range facilities plan that considers the facilities inventory and describes a sequence of managing existing buildings. Many buildings are in need of major rehabilitation with some requiring tenants to move out of the building, such as OB2. Another scope will explore what the drivers are for new development on the campus.

The comprehensive update will consider the full portfolio of properties and identify appropriate sequencing and the interrelationship between projects with all data and analysis supporting the decisions to take a specific action.

DES created a team of employees to work on the update comprised of four members – Lenore Miller, Project Lead, and Marygrace Jennings, Michael Van Gelder, and Bonnie Scheel. The CCDAC created a workgroup to work with the team on the update with the first meeting scheduled on April 9 to begin defining the scope of the master plan update.

The most important aspect of the process is engagement as the master plan serves many entities. The process will bring diverse perspectives to the update to help shape development of the master plan. The SCC will also be engaged during the update process by sharing issues for discussion as the process moves forward.

The master plan update is scheduled for completion by the end of 2015. The work doesn't entail any assistance by consultants, as the process will be led by DES staff, CCDAC, OFM, state facilities, local governments, and the SCC.

Commissioner Goldmark complimented staff for the project summary. He looks to frequent updates from staff to afford adequate dialogue by the SCC.

Mark Neary added that he supports having some of the processes defined within the master plan and how the different agencies work together. It will be beneficial to have some type of roadmap in terms of how the Secretary of State's Office should move forward, who should be involved, and ensuring that the process includes everyone who has an interest.

Public Comments

Commissioner Goldmark commented on the beautiful campus, as it's one of the most outstanding campuses in the nation with beautiful buildings and grounds. He is also a resident of the local neighborhood and walks frequently on the campus and unfortunately, from time to time, the tranquility of the campus is interrupted by noisy equipment. He asked for the committee's consideration of a motion to request DES to phase-out all fossil fuel powered leaf blowers by the end of the current fiscal year to ensure the tranquility of the campus because he can attest that it is violated when leaf blowers are used by staff when removing leaves. He works in the DNR Building overlooking an alley separating the building from the Department of Licensing Building. Staff often uses leaf blowers in the alley even when it rains for little or no purpose. It interrupts the normal office operations within his office. Additionally when walking back and forth to his residence, there are often severe interruptions of the tranquility. The Governor has requested quieter forms of leaf blowers around the Governor's residence. It would be a wonderful restoration of the tranquility of the campus if the committee encouraged or required DES to phase out the use of fossil fueled leaf blowers.

Commissioner Goldmark moved, seconded by Kelly Wicker, to request the phase out of all fossil-fuel powered leaf blowers by the end of the current fiscal year to ensure the tranquility of the campus.

Mr. Neary inquired as to whether the alternative is to use electric leaf blowers. Commissioner Goldmark said alternatives would be determined by DES. There are many methods of moving debris with some methods used over time that are quite effective and equipment utilizing newer technology. However, the motion doesn't propose any restrictions on the department other than using fossil fueled leaf blowers because they are loud and onerous requiring ear protection by staff while others in the area are exposed to a tremendous amount of noise pollution.

Mr. Henderson advised that staff would need to review options available to DES. Currently, electric blowers are used at the Governor's Mansion. The blowers work on a 20-minute charge. DES is responsible for a large area, as well as ensuring dust and debris does not clog drain systems. It's also important to remove leaves to avoid slip and fall accidents. DES staff will explore options and present information to the committee at its next meeting.

Commissioner Goldmark acknowledged that it would take time to adjust operations to attain the goal. The phase-out period should be by the end of the fiscal year.

Motion carried unanimously.

Adjournment

With there being no further business, Lt. Governor Owen adjourned the meeting at 10:51 a.m.