

## **STATE CAPITOL COMMITTEE**

JULY 20, 2015

### **1063 BLOCK REPLACEMENT PROJECT – PROJECT UPDATE**

#### **PURPOSE: INFORMATION**

#### **BACKGROUND**

The 1063 Block Replacement Project was initiated through a 2013- 2015 \$13 million appropriation to the Department of Enterprise Services for predesign, design, competition honoraria, project management, demolition preparation and other planning activities, including permits.

The construction funding for the project was approved in the 2015-2017 biennial. The project's purpose is:

- Develop a state-owned facility as a model of high-performance and energy efficiency.
- Establish an efficient office building in Olympia for executive and legislative agencies.
- Improve the gateway to the state's Capitol Campus.
- Replace an existing state-owned building at 1063 Capitol Way South in Olympia, which is more than 80 years old and at the end of its useful life.
- Sellen/ZGF was chosen as the design-build team.

#### **STATUS**

Enterprise Services and Sellen/ZGF have completed or are in the process of executing the following project activities:

- Submitted permit applications for smoke evacuation analysis, demolition and shoring to the City of Olympia. Other building and systems permits will follow.
- The project status update was presented to the Capitol Campus Design Advisory Committee on May 21, 2015.
- Construction funding for the 2015-17 biennial was approved June 30, 2015. Notice to proceed for demolition and construction was processed July 2, 2015.
- The design build team presented the 40 percent design review documents to DES, tenants and DES reviewers in July 2015

#### **NEXT STEPS**

Enterprise Services and Sellen/ZGF are planning the following project activities:

- Secure additional permits from the City of Olympia including building, electrical, mechanical, plumbing, street, structural and utility permits
- Begin demolition in late July of 2015.
- Complete the 1063 Block Replacement Project building by August 2017.

## **ADDITIONAL BACKGROUND**

The original 2013-2015 budget proviso included:

- Approval for the state to enter into a financing contract for up to \$69 million to construct a new office building.
- The new building will be built using the design build project delivery system, as defined in state law [RCW 39.10](#), with a guarantee for energy, operations and maintenance performance.
- The office building will have 215,000 square feet of office space, with the Washington State Patrol, Office of Financial Management and legislative groups and as tenants.
- The \$13 million appropriation is considered the first phase of a two-phase process that included state responsibilities for site preparation, helping the design-build team obtain permits and reviewing the design portion of the design-build contract.

The 2015-2017 legislation includes:

- \$65.5 million approval for construction funding.
- Proviso for OFM to study efficiencies of tenants use of space and the possibility of other tenants to include in a report due October 2015.

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