



STATE CAPITOL COMMITTEE

Legislative Building

Senate Rules Room

304 15th Avenue SW

Olympia, Washington 98504

July 20, 2015

10:00 a.m.

(Approved: December 16, 2015)

MEMBERS PRESENT:

Brad Owen, Lieutenant Governor (Chair)
Peter Goldmark, Commissioner of Public Lands
Kim Wyman, Secretary of State

MEMBERS ABSENT:

Kelly Wicker, Governor's Designee

OTHERS PRESENT:

Daniel Brindisi, ZQF
Kim Buccarelli, Department of Enterprise Services
Victoria Buker, Sellen Construction
Todd Cunningham, City of Olympia
Elizabeth DeRegt, ZGF
Jim Erskine, Department of Enterprise Services
Tom Gow, Puget Sound Meeting Services
Arlen Harris, Department of Enterprise Services
Benjamin Helle, State Archives
Bob Jacobs, Heritage Park Association
Marygrace Jennings, Department of Enterprise Services

Eddie Kung, ZGF
Nouk Leap, Department of Enterprise Services
Chris Liu, Department of Enterprise Services
Steve Masse, Legislative Staff
Allen Miller, CLIPA
Kevin Pierce, LSS
Irena Pilchowski, GBOLA
Bonnie Scheel, Department of Enterprise Services
Dan Simpson, ZGF
Jon Taylor, Department of Enterprise Services
Jeff Whitehead, 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.

The SCC meeting agenda was published in *The Olympian* newspaper. 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.

Agenda in Review

SCC will review two items on the Agenda for Action: Approval of the SCC Minutes – *December 11, 2014, SCC & CCDAC – December 11, 2014*, and the Use of Leaf Blowers on Capitol Campus Grounds – *Status Update*; and two item for Information: DES Facilities Report – *15-17 Capital Budget, Pritchard Building – Nomination to the national Register of Historic Places* and the 1063 Block Replacement Office Building -*Status Report*,

Approval of Minutes – July 20, 2015 Minutes

Kelly Wicker moved, seconded by Lenny Young to approve the SCC meeting minutes of July 20, 2015 as published. Motion carried.

Facilities Report

15-17 Capital Budget

Bonnie Scheel, Assistant Director, presented an update on current campus projects and the 2015-2017 Capital Budget.

The status of current campus projects include:

1. **East Plaza Stair Tower Replacement and Waterproof Retrofit project.** The project has been extended into the new biennium and should be completed by August.
2. **Replacement of Campus Chillers and the Governor's Mansion Boiler and Critical Campus Steam System Repairs.** Work is underway on the Campus Powerhouse Plant to replace a 40-year old chiller, which is a large air condition unit. An element of the project includes the work on the Governor's Mansion Boiler completed last year and completion of critical life safety steam repairs to the steam system.
3. **NRB Parking Garage Fire Suppression System Project.** Work on the first phase of the fire suppression system is scheduled for completion soon. Funding was received for the new biennium to continue the work over the next several years.
4. **Old Capitol Exterior Leak Repair.** The building is undergoing some exterior preservation repairs after completion of an assessment during the last biennium. Critical areas of leaks were identified with work commencing on repairing sandstone, gutters, and the roof. The 15-17 biennium budget includes some funds for an entire building examination for repointing, cleaning, and replacing stone where needed.
5. **Story Pole.** The Native American Story Pole was relocated to the Tulalip Tribe. The pole was wrapped and placed on custom pallets and delivered to the Tribe. Discussions are planned between the Department of Enterprise Services and the Governor's Office of Indian Affairs and tribal leadership across the state on the development of a new tribute to Washington's Native American cultures on the Capitol Campus.

Commissioner Goldmark inquired about the status of completion of the suppression system within the NRB parking garage. Ms. Scheel replied that air testing of the system is in process to ensure the system operates correctly. The testing should be completed in the next several weeks at which time the system should become operational.

15-17 Capital Budget

Ms. Scheel referred members to the summary of major projects funded in the 15-17 Capital Budget. Some budget highlights include funds for completing exterior and interior repairs to the Old Capitol Building and exterior preservation repairs to West Campus historic buildings. The next buildings scheduled for exterior preservation are the Insurance Building and the Temple of Justice Building. Planning funds were allocated to continue the Capitol Campus Master Plan update, as well as planning for some opportunity sites on campus involving the General Administration (GA) Building site and the ProArts Building site. The 1063 Block Replacement project received funding for construction of \$69 million. Funding was also allocated for completion of the NRB Parking Garage Fire Suppression project.

Governor Owen inquired about the difference in the two budget line items for the 1063 Block Replacement project. Ms. Scheel said one of the line items is reappropriation from the previous biennium for design work completed in the current biennium.

1063 Block Replacement Project – Design Update

Jon Taylor, Project Director, briefed members on the status of the 1063 Block Replacement Project.

The Legislature allocated funding for the construction of the project. A change order was submitted for Sellen Construction for a notice to proceed as of July 2. The new building is scheduled for completion in two years. The team is currently securing all necessary permits to include the shoreline demolition permit. Sellen Construction is working on site. Most of the demolition work is on schedule. Following the meeting, a review of the current design is planned.

Commissioner Goldmark asked about the status of the budget and the work on the East Plaza Tower Replacement and Waterproof Retrofit project. He requested completing some analysis to identify the cause for the delay in the completion of the project to ensure a similar situation doesn't occur to other smaller projects on campus. Chris Liu, Director, reported the department completes a post mortem on all projects to identify problems. It's important to identify lessons learned to avoid repeating future mistakes. The project was delayed several months and the team is identifying issues that led to the project's delay.

Dan Simpson, ZGF, reviewed the 1063 Building model. The 1063 Building is a replacement of existing buildings located on the block between the GA Building and Capitol Way with a 215,000 square foot, five-story office building designed to fulfill the program requirements identified by the state to house the offices of Washington State Patrol, Office of Financial Management, and legislative staff. The project is on track to accommodate all program space requirements. The design is modeled to achieve targeted energy performance and attain LEED Gold certification with the inclusion of energy renewal devices to achieve the highest LEED rating of Platinum. The projected energy use index (EUI) for the building annually is 28 EUI. By comparison, other high performance buildings achieve low 20 EUI placing the new building in the top two to three percent of office building environments nationally. The average EUI for other state office buildings is 100 EUI, which is considered the mid-range for office buildings across the country.

Commissioner Goldmark asked about the new 'Bullet Building'. Mr. Simpson said the Bullet Building is more energy efficient and is targeted to be neutral relative to the total building's energy consumption. The building's environmental systems include operable windows. In theory, the building's EUI score would be zero. The building is designed to target net-zero energy consumption.

Mr. Simpson noted that the Federal Center South Building, a recent GSA project, rates an EUI score in the mid-20s.

Mr. Simpson described the relationship of the new building to Capitol Campus. The design is somewhat U-shaped within the interior and is intended to create narrow light-filled flexible wings surrounding a central zone to create more opportunities for access from both the City side and the campus side. Within the center of the building a series of shared support facilities include restrooms, lounge areas, break rooms, conference rooms, and open and informal gathering spaces connected internally through a series of walkways, some of which are open to the interior. The front of the building on the south side creates a public porch fronting the main campus lawn. The north side of the building on the top floor includes a

public viewing terrace offering views to the water. Surrounding the building are a series of streetscape landscaping zones.

Since the original design competition, a series of refinements have occurred to the building design. The building is substantially similar to the first design submission. The north side of the building facing Temple Way slopes to the street on the City-side.

Building materials include stone with colors to be further fine-tuned. Two darker bands are comprised of precast concrete material, which is stone-like in appearance but darker with some textured ribs. Window systems will be clear-vision glass with dark tone metal window system frames matching other buildings on the campus. The vertical fins located on the exterior of the building are designed to reduce the amount of solar energy entering the building to reduce cooling costs.

Commissioner Goldmark commented on the historic appreciation of the campus motif and character of the campus in terms of building stature and their sense of dignity and purpose. He asked whether the new building fits within that historic context of stature and dignity. Mr. Simpson affirmed the style of the building would be of its time (modern) with references to the classical and traditional buildings through the creation of a porch with a columned, use of compatible materials, and a sense of a vertical rhythm that corresponds with other buildings. Commissioner Goldmark asked whether the face of the building would have a similar tone as conveyed on the exterior of the Jefferson Building. Mr. Simpson affirmed the tone would be similar. The team is finalizing the selection of the stone. However, the same type of stone on many of the older buildings is no longer available as the Wilkeson Quarry is no longer in operation. The team is searching for a replacement stone that is visually similar. The purposefulness and dignity established by the current design environment on the campus is an important design element the team is striving to maintain and reinforce in the design of the new building.

Mr. Simpson referred to the south side of the building. The columned located on the south side of the building are essentially the full height of the building, similar to the Temple of Justice. Since the original design, the team was able to incorporate glass and steel to form the roof structure with photovoltaic (PV) cells imbedded within the glass layer of the canopy. Other additional tilted photovoltaic panels will be located on the opaque parts of the roof. The idea of the symmetrical front with stone-flanking elements, transparency within the portico, and the extended welcoming cover mimic some of the classical features of the campus.

The north side of the building steps down to the city-side and features a different character than the north side. The scale of the building on the north side breaks into three components, each of which houses different parts of the program in terms of offices. The entry addresses the corner of Union and Capitol Way. At the base of the building, low garden walls will be featured constructed of brick utilizing a range of dark earthy colors. The garden wall grounds the building and is visible to a specific height.

Mr. Taylor pointed out that DES encouraged the architects to incorporate as much stone on the campus building side as possible. On the north side of the building, the building appears to be more modern. The intent was considering the Olmsted plan with respect to the south side of the building façade. Sellen and ZGF were able to locate sources for a stone system rather than using precast concrete.

Mr. Simpson reported the building will be set back from 11th Avenue to enable the landscape team and architects to create a green buffer to help extend the campus. The setback is approximately 30 feet from the property line with 20 feet encompassing the porch and another 6 to 10 feet to the existing property line. The alignment includes a stair step at the north side to enable handicap access on both sides of the

building. The stairway steps onto a 20' deep paver plaza that encompasses most of the 30' setback. The perceived right-of-way will be increased from the curb line to the sidewalk by moving the sidewalk partly onto the property.

Continuation of the presentation was deferred until later in the meeting.

Use of Leaf Blowers on Capitol Campus Grounds

Jeff Whitehead, Operations and Maintenance Manager, provided an update on the use of leaf blowers on campus. Last year, the committee directed the phase-out of leaf blowers on the campus. In June, the committee was briefed on the next steps to determine how to implement the directive. Over the last year, staff has tested and researched existing and different types of blowers to include battery-powered leaf blowers that are used at the Governor's Mansion and at other times of the year, as well as muffled blowers. Staff compared the different blowers on noise, effectiveness, and range.

Staff learned that current battery blowers on the market are specific for residential use. The market doesn't have a commercial-grade leaf battery blower. The batteries are only effective for approximately 20 minutes and an hour with a battery backpack. The battery option doesn't appear to be a viable option at this time.

Staff also completed a comparison test of muffled and un-muffled blowers. The muffled blowers required approximately two to three times longer to accomplish the work than an un-muffled blower. Staff also looked at other equipment including an angle broom attached to a lawn tractor. The equipment was very effective and the department plans to purchase a second one. Staff also examined high powered turban jet blowers effective in areas of open space; however, the noise rating of the equipment was 91 decibels, which is much higher than the existing equipment. It was also a very expensive piece of equipment requiring additional research in the next year to ascertain if it would be a viable piece of equipment to add to the existing inventory.

Mr. Whitehead added that staff examined the option of an attachment to a mower that picks up leaves and places them in rear bin behind the mower. The testing revealed the equipment wasn't effective, often clogged, and did not appear to work well. Another piece of equipment was a tool similar to a large vacuum. The equipment was fairly expensive and staff elected not to purchase the equipment and continue using existing equipment.

The former street sweeper experienced a fire and was destroyed. Over the summer, staff located a used sweeper at a reasonable cost.

Other measures implemented included establishing noise-sensitive areas around West Campus areas and along the South Capitol Neighborhood along Maple Park, and around the NRB corridor where the use of blowers tend to be louder. Those practices appear to be working well as the department hasn't received any complaints about blower noise.

Next steps include continuing the practice of noise reduction in those specific noise-sensitive areas, using muffled blowers with battery packs when feasible, and instead of blowing leaves on large lawn areas, grounds personnel will utilize mowers to mulch leaves into the lawn during fall to create more organic material for grass, as well as placing leaves in tree wells and flower beds.

Mr. Whitehead reported staff will continue to research ways to lessen the impact of blower noise on the campus by working with local vendors and national manufacturers to test and gauge the effectiveness of

equipment. The committee is requested to approve the continued use of blowers as currently used today with the caveat that staff will continue to research and consider equipment that would enable a change in practice to lessen the impact of blowers on the campus.

Commissioner Goldmark moved, seconded by Secretary Wyman, to support the continued use of gas powered leaf blowers based on testing, research and leaf management practices implemented by DES until such time that viable alternatives are available for commercial settings. DES is directed to continue to pursue alternative leaf management strategies to further reduce the efforts of leaf blower noise on the Capitol Campus.

Commissioner Goldmark thanked the Department for its efforts to address this particular source of noise pollution on the campus. Based on scientific literature, there is a correlation between noise level and hearing loss. Leaf blowers are perhaps the most noisy piece of equipment used by DES. He expressed appreciation for the efforts by staff to find ways to reduce noise levels. He asked DES to contact Lakefair officials to discuss the possibility of reducing noise from the fair as the noise level the previous evening was extremely loud around the campus between the hours of 9:30 p.m. and 10:30 p.m. Commissioner Goldmark encouraged staff to continue all efforts as much as possible to reduce noise levels because of noise exposure to pedestrians walking on the campus.

Motion carried unanimously.

1063 Block Replacement Project – Design Update (continued)

Mr. Simpson continued the review of the design of the 1063 Block Replacement project.

The southeast corner features upper building stone, a steel and glass framed porch, landscape shrubbery at the base of the building, and a pedestrian canopy cover extending to Capitol Way of glass and steel cantilevered from the base of the building.

Mr. Simpson displayed a cross-section of the projecting vertical glass fins that will be angled to the building to provide the maximum shading effect. The fins are spaced at five-foot intervals.

Commissioner Goldmark asked whether the windows are in-set to highlight the stone instead of the window. Mr. Simpson affirmed that the surrounding stone will be projected by approximately 8" with the glass set back. The vertical glass fins are fixed; however the windows are operable along the perimeter. Commissioner Goldmark asked whether the fins are placed at a specific angle to achieve a level of performance. Mr. Simpson said the fins are angled northward to create the most cooling benefit.

Mr. Simpson reviewed the landscaping plan around the building. New trees planting zones are featured along Capitol Way along with a wide sidewalk and a small landscape strip at the foot of the building. He displayed a cross section along Capitol Way with the plant strip, trees, and the cantilevered glass coverings for weather protection along the majority of the block. A section of the cantilevered glass covering was excluded from an area where the covering extended too low. A mirror image of the same configuration is planned along Columbia. The north side features a step-down area facing Union. The building side will be clad in a darker/deeper taupe colored pre-cast material. No vertical fins are necessary on the north side. Landscaping is similar to the landscaping along Capitol Way.

Lt. Owen commented on the inherent problems associated with young trees planted that eventually mature and block street and stop signs. Mr. Simpson offered to address the concern with the landscape architect.

Mr. Simpson reviewed how the sidewalk angles rather than the building to create a transition zone for the entry along the north side of the building. The placement of the building was deliberate to retain its classic order and rectangular geometry. The main public entry is located on the north side of the building, as well as a requirement for a separate entry for certain groups within the Washington State Patrol.

Commissioner Goldmark asked whether the building placement is on the four cardinal points. Mr. Simpson said the placement is based on the City grid, which is close to the four cardinal points. Commissioner Goldmark questioned the difference between Union Avenue and the new building. Mr. Simpson explained how the downtown grid shifts resulting in an approximately 11° difference. The placement of the building will relate exclusively to its identity as a Capitol Campus building while creating an urban oasis in the form of a plaza as a form of separation. Most of the downtown area of the City of Olympia is on the same grid as Union Avenue. Beginning at the 1063 block, the structures realign with Capitol Campus.

Mr. Simpson reviewed the roof terrace. The terrace includes a landscape portion with raised planters containing shrubs planted in raised planters. The terrace can be a venue for events or break-out space for building tenants or others from the campus.

The south building elevation includes two flanking pavilions with large setback windows surrounded by stone with the center part transparent to express the connection both internally and externally and convey a sense of welcome and accessibility of the building to the public. More details will be developed for the columns and the porch structure.

Commissioner Goldmark asked about the lifespan of the building. Mr. Simpson replied that the lifespan is approximately 50 to 80 years. Mr. Taylor added that the frame is not expected to last up to 100 years. Commissioner Goldmark asked about seismic considerations for the building. Mr. Simpson replied that the building is designed as a concrete building with a shear wall system designed to the current state-of-the-art seismic standards. International building codes have established stringent seismic standards. The seismic performance is calculated by the structural engineering team.

Commissioner Goldmark reminded the team that the prediction is for a large quake in the area with many arguing that it is either due or overdue and that it might be a 9.0 earthquake. He asked what the building is designed to withstand in terms of an earthquake without significant damage or threat to building occupants. Mr. Simpson offered to follow up with additional seismic information on the building.

Eddie Kung reported the building is designed to meet the current Washington State Seismic Code.

Commissioner Goldmark remarked that some buildings are designed to withstand higher magnitudes of earthquakes. Those buildings are built on coils on some type of resilient surface. It appears the 1063 Building will be built rigidly, which is somewhat concerning as it's questionable how a rigid building might perform during a significant seismic event where the land form is moving.

Victoria Buker, Sellen Construction, advised that buildings are constructed to move in an earthquake. The building is designed to move during a seismic event, as well as constructed to ensure life safety as the first priority. Commissioner Goldmark expressed interest in learning what the building is designed to withstand in terms of a seismic event. Ms. Buker advised that the building code doesn't specify the level but rather additional information can be provided on the current code. Each seismic event is

different with buildings performing differently. The building will be constructed to withstand earthquakes typical to the area given the seismic zone to ensure safe passage of all building tenants with major parts of the building remaining intact.

Commissioner Goldmark pointed out that the longer lifespan of the building increases the likelihood that the building will experience a seismic event. Ms. Buker acknowledged that the assumptions include a seismic event during the lifetime of the building. Ms. Simpson offered to provide additional information on the seismic forces designed for the building.

Mr. Simpson displayed a plan view of the entry plaza to show the separation of the street edge to the building. The sidewalk has been moved back to afford an opportunity to add green space for additional trees. At the top of the stairs the covered flat entry plaza is located with six large columns.

Mr. Simpson responded to questions about the projected energy performance of the glass entry canopy, which is projected to achieve 7% of the energy savings for the building. Mr. Taylor added that the cost is funded by Congress through grant funds.

Public Comment

Allen Miller, Capitol Lake Improvement and Protection Association, submitted a letter to the committee. He congratulated DES for receiving \$250,000 in the capital budget for Capitol Lake. The association looks forward to working with DES during the next biennium on future maintenance of Capitol Lake.

Bob Jacobs, 720 Governor Stevens, Olympia, said he's a 40-year resident of Olympia, as well as the former Mayor who keeps watch on the activities occurring on the campus as the campus is a treasure and he feels an obligation to help maintain the campus. He's followed the 1063 Building Replacement project process closely and is concerned that the building will align appropriately with the local area. A good design has been completed for the building side facing the campus and to the north, but he's concerned about the building side facing Capitol Way. The building side is a massive flat wall with angled glass panels. It appears the design is of a commercial office building and it doesn't convey a Capitol Campus appearance. He asked the team to consider his concerns. Additionally, the reference to the story pole and attempts to recognize Native Americans speaks to his support for including a place on campus to recognize Native Americans. Another possibility suggested recently pertains to the isthmus, the location of the Capital Center Building. The City purchased several buildings and is in the process of demolishing the buildings. One idea is using a portion of the space to create a Native American Cultural Center, which could feature rotating exhibits from tribal museums. He asked the committee to consider that possibility as it could entail an extension Heritage Park. It would be a proper recognition to all Native American Tribes.

Lt. Governor Owen asked Mr. Liu about the Department's plan for developing Native American recognition on the campus. Mr. Liu shared that the staff has engaged in many discussions with tribal government representatives about the future possibility of inclusion of some form of Native American recognition on the campus. He and Marygrace Jennings have conversed with tribal cultural councils. After the original story pole was removed it spoke to the lack of any Native American presence although the campus includes two other cultural displays. One display is located outside the DNR Building. The cultural councils are receptive to contributing ideas but require permission from each tribal council. No barriers have been communicated in terms of the type of native cultural display. The culture of Native American Tribes is very different between east and western Washington whereby a story pole might be relevant to some tribal nations and not to others. A cultural representation is necessary representing all tribes within the state. DES has approached tribal governments to initiate discussions with each cultural council with the next step including a combined meeting the guiding councils to receive some guidance

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on working with individual cultural committees to develop a concept. Mr. Liu thanked the Tulalip Tribe for its contribution and for accepting the story pole and ensuring its preservation for the future.

Lt. Governor Owen asked whether the suggestion offered by Mr. Jacobs has been considered by DES or whether the focus has been on providing space for a monument of some type. Mr. Liu welcomed all ideas, as the idea of a cultural center has not been discussed. As the property is owned by the City of Olympia, it might be appropriate to involve the City of Olympia in a discussion to ascertain if it would be interested in donating the land for a cultural center. The suggestion is a great idea as other Native Cultural Centers have been proposed to include one on the campus of University of Washington. Recently, Central Washington University proposed building a Native Cultural Center to honor eastern Washington tribes.

Ms. Jennings said the intent of the discussions is extending the invitation to the tribes, as well as encouraging the tribes to formulate some ideas. DES is encouraging ideas that are broader in its representation than the story pole.

Lt. Owen supported both concepts of a cultural center as well as having some type of exhibit on the campus representing Native Americans. He suggested sharing Mr. Jacobs' idea with the tribes during ongoing discussions.

Adjournment

With there being no further business, Lt. Governor Owen adjourned the meeting at 11:08 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President
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