



STATE CAPITOL COMMITTEE

**Legislative Building
Senate Rules Room
304 15th Avenue SW
Olympia, Washington 98504
December 16, 2015
10:00 a.m.**

(Approved: April 25, 2016)

MEMBERS PRESENT

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

OTHERS PRESENT

Dennis Bloom, Intercity Transit	Nathaniel Jones, Department of Enterprise Services
Kim Buccarelli, Department of Enterprise Services	Thomas Lambert, Department of Enterprise Services
Victoria Buker, Sellen	Nouk Leap, Department of Enterprise Services
Brent Chapman, Department of Enterprise Services	Allen Miller, NCCHP
Bob Covington, Department of Enterprise Services	Carrie Martin, Department of Enterprise Services
John DeMeyer, CLIPA	Jen Masterson, Office of Financial Management
Jim Erskine, Department of Enterprise Services	Lenore Miller, Department of Enterprise Services
Karen Fraser, Senate & CCDAC Member	Dave Peeler, D.E.R.T.
Tom Gow, Puget Sound Meeting Services	Maurice Perigo, LSS
Mary Harrison, Department of Enterprise Services	Jarrett Sacks, Department of Enterprise Services
Rose Hong, Department of Enterprise Services	James Skinner, Department of Enterprise Services
Bob Jacobs, Heritage Park Association	Jon Taylor, Department of Enterprise Services
Marygrace Jennings, Department of Enterprise Services	Bob Wubbena, CLIPA

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* newspaper. Public comment for each specific agenda item will be received when the agenda item is under consideration. 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 - *July 20, 2015* and the SCC Administration - *2016 Calendar*; and five items for Information: Facilities Report - *New 2015-17 Capital Projects*, Campus Parking Strategy Implementation Plan - *2015-17 Capital Budget Proviso*, Action Plan and Reorganization, Capitol Campus Planning - *Master Plan Update: Opportunity Sites*,

Predesign for new Developments, Capitol Lake Management Plan, 1063 Block Replacement Project - 65% Design, and the Campus Eco-turf Project - Project Briefing.

Approval of Minutes – December 16, 2015

Kelly Wicker moved, seconded by Secretary Kim Wyman, to approve the SCC meeting minutes of December 16, 2015 as published. Motion carried.

SCC Administration – 2016 Calendar

Lt. Governor Owen reviewed the proposed meeting calendar for 2016 and asked for input.

Kelly Wicker moved, seconded by Mark Neary, to approve the following SCC 2016 meeting calendar dates:

Thursday, March 17

Thursday, June 16

Thursday, October 6

Thursday, December 8

Motion carried unanimously.

Facilities Report - New 2015-2017 Capital Projects

Rose Hong, Asset Management Program Manager, presented an update on capital projects approved by the Legislature in the 2015-2017 biennial capital budget:

Preservation Projects:

Old Capitol Exterior & Interior Repairs, \$3,000,000. The project rehabilitates the original wood windows and repairs some of the failed systems to include skylights, flashing, and some interior wood damaged by water infiltration.

NRB Garage Fire Suppression & Critical Repairs, \$8,077,000. The scope of the project is the replacement of the failed fire suppression system in the third level of the garage. Additionally, water mitigation repairs are included for resurfacing the garage deck to correct some of the water infiltration that leaked to the level below. The scope of work also includes the garage stair towers, roofing, corroded structural beams, concrete, and door hardware. The project was authorized under a Certificate of Participation (COP) without any allocated funding. Bob Covington, Deputy Director, added that the COP was authorized by the budget for issuance; however, funds were not authorized or provided to cover debt service.

Campus Heating Systems Repairs, \$500,000. The project completes an investment grade audit for the campus heating system and includes an option to convert the current steam system to a centralized hot water system offering the delivery of a sustainable, economical, and environmentally-friendly heating system for the campus. The existing boilers were installed in the 1960s and the distribution lines were installed in the 1920s.

West Campus Historic Building Exterior Preservation, \$2,000,000. The project is a condition assessment of the building exteriors of the O'Brien, Temple of Justice, Insurance, Pritchard, and Cherberg Buildings. The assessment will identify the scope, cost, and priorities. Any funds

remaining after completion of the assessment will be used for design and completion of external repairs to the project designated as the highest priority.

Capitol Campus Exterior Lighting Upgrades, \$1,000,000. The project upgrades exterior lighting fixtures to LED generating energy savings, preserving historic light fixtures, limiting nighttime pollution, and increasing security on the campus.

Capitol Campus Critical Network Standardization & Connectivity, \$250,000. The project scope installs new utility meters in campus buildings to provide more accurate building performance data. Three dashboard displays would be featured in the Legislative, Cherberg, and O'Brien Buildings. The displays include information on building energy performance for viewing by visitors and occupants.

Expansion of Legislative Gift Center, \$150,000. The project expands the gift shop from 782 square feet to 2,152 square feet. The project improves moves the gift shop to the LIC space and moves the LIC space to the current gift shop location. Construction is scheduled to begin after the 2016 legislative session.

Feasibility Study: Legislative Building Restore Skylights, \$125,000. The project is a feasibility study to restore the skylights in the Legislative Building. The original skylights were located in the House and Senate Chambers. The scope identifies the total project cost and develops an estimated schedule to address the requirements to relocate existing equipment above the chamber and identify impacts to existing sound, the HVAC system, and to light levels within each chamber. The scope also identifies skylight glass products that would provide for reasonable assurance of safety in the event of an earthquake.

Campus Furnishings Preservation Committee Projects, \$68,000. The project involves the Legislative Building State Reception Room and restoring the 1893 grand piano for sound, as well as restoring the exterior of the piano. The project also includes installation of conservation-grade display cases for two historic flags and an application of UV blocking film on windows to reduce UV damage to historic fabrics and artifacts.

Minor Works Preservation, \$7,058,000. The project includes approximately 18 projects addressing life safety and critical building and infrastructure repairs.

New Developments:

1063 Block Replacement, \$69,000,000. (See project update provided by Jonathan Taylor)

Planning:

Capitol Court Major Renewal & Dolliver Critical Repairs, \$200,000. The project is a condition assessment of each building to identify building renewal and system repairs. The assessment includes scope, cost, schedule, and assists in identifying priorities and costs for future capital project planning and outlines the request process for major repairs to the buildings.

Campus Parking Implementation Plan, \$300,000. (See project update provided by Bob Covington)

Capitol Lake Long-term Management Planning, \$250,000. (See project update by Carrie Martin)

State Capitol Master Plan, \$250,000. (See project update by Lenore Miller)

Capitol Campus Predesign, \$200,000. (See project update by Lenore Miller)

Capitol Campus Utility Renewal Plan, \$650,000. (See project update by Lenore Miller)

Lt. Governor Owen asked whether the total capital project budget of \$93,078,000 includes those projects that did not have allocated funding. Mr. Covington advised that the unfunded projects are included within the total.

Campus Parking Strategy Implementation Plan –2015-17 Capital Budget Proviso, Action Plan, Reorganization

Mr. Covington reported in 2015, the Legislature through a budget proviso directed DES to develop a Capitol Campus Parking Strategy and Implementation Plan and report on required key elements. One requirement is the reduction and redesignation of agency reserve parking stalls from 26% to 15% totaling approximately 680 parking spaces. Much of agency designated parking is unused because of vacations, illness, or employees traveling. Approximately 10% to 20% of zoned parking areas are overbooked creating another 10% to 20% in more parking capacity for the entire parking resource. The proviso also includes completing a cost benefit analysis for hiring parking attendants to accept payment for campus parking during legislative sessions, evaluate installation of two electronic boards or other methods to provide information on available parking capacity within the East Plaza Garage, and work with the City of Olympia on a proposal to enforce parking on Capitol Campus.

DES contracted with the consultant team of Transpo Group and Schreiber, Starling & Lane to provide technical expertise and in collaboration with DES, create an Implementation Plan and Strategy. The strategy will drive the collection of data to improve management of parking usage and for decision-making. To enhance parking enforcement, it's been difficult to identify the lack of parking on campus when there are so many assertions indicating parking is being abused. Some people are using spaces that are not being paid for and many people are using parking spaces who may not be visiting the campus for state purposes. Proactive steps are necessary to identify the issues and to ensure a true campus enforcement of parking.

Providing real-time parking information to customers and parking managers is also important. Technologies are available when integrating parking fee payments and enforcements to assist visitors and other motorists who park. Some of the current technologies for parking management allow the driver to enter a license plate number on the parking device to pay for the parking, eliminating the necessity of the driver returning to the vehicle to place a parking sticker. For those attending a meeting that has been extended, new technology now affords the driver an option of paying for extended parking through a smart phone app.

The plan would reclassify 684 reserve parking stalls to zone parking. Parking attendants controlling access and collecting payment, as well as parking arms were not determined to be a viable alternative moving forward because the queuing of vehicles during the payment process would create a backlog of traffic on City streets. Additionally, for employee parking, collection of payment is handled through payroll deduction. Within the East Plaza Garage, providing directional information on parking capacity was identified as a need. Most employees are knowledgeable about the availability of parking. However, visitors to the campus or others during the legislative session can become frustrated leading to

more parking challenges because most are unfamiliar with the availability of parking spaces. The team identified and recommended a number of solutions involving automated license plate recognition at entry and exit points of each parking location to provide data on the number of vehicles parked, duration, and information on employee parking. Automated license plate recognition provides data to assist in the management of parking demand and capacity and it provides the ability to give directional information to drivers seeking parking. The option also enables the state to move to demand-based parking rates and it could tie into the Commute Trip Reduction program affording a credit to those employees who seek other modes of transportation to work.

Another element is enforcement as DES is responsible for the care and custody of the campus. DES currently contracts with the Washington State Patrol (WSP) to enforce campus security to include parking enforcement. Utilization of the WSP for parking enforcement is not economical. The legislative proviso directed DES to solicit a proposal from the City of Olympia to negotiate a parking services contract for parking enforcement services on Capitol Campus.

Mr. Young asked whether the change in agency parking includes some direction to agencies to maintain fewer vehicles in those parking areas because switching from agency reserve to purchased parking could create some budget issues. Mr. Covington affirmed DES is working with each agency to develop plans to reduce reserve parking. At this time, DES has received positive feedback from agencies and there has been some progress in reducing reserve parking. To date, there is a commitment to reduce approximately 400 reserve stalls to a zone status. Many vehicles are stored in campus parking facilities that are not used daily and those vehicles may not be the best use of that parking space. DES is working with agencies to identify other locations where those vehicles could be parked.

Capitol Campus Planning

Master Plan Update

Ms. Miller reported that the capital budget includes \$1.8 million in planning projects. The projects help inform and support the update of the Master Plan. The planning projects include the State Capitol Master Plan, Capitol Campus Predesign, and the Capitol Campus Utility Renewal Plan. The three projects are separate but integral as the Master Plan speaks to where new buildings should be developed while the Predesign Plan focuses on the identification of potential tenants, building costs, and timing. The Utility Renewal Plan would provide vital information on site infrastructure that would be necessary for new development.

The Master Plan identifies potential development sites. The Master Plan Work Group is comprised of members of the Capitol Campus Design Advisory Committee (CCDAC) and representatives from the Office of Financial Management (OFM) and DES. The work group reviewed the current master plan, identified development sites, and is debating whether those sites should continue or whether there are other locations that might provide development opportunities.

Currently lacking in the plan are good data about development requirements in terms of lot coverage, capacity of sites, and building mass for each site. Other data requirements include physical considerations, type of use, and cultural issues surrounding historic preservation or characteristics of a site, as well as other issues such as materials, colors, scale, and other design attributes. It's important the Master Plan provide clarity on how sites could be developed with direction provided for future development. The intent of the Master Plan is to protect the integrity of the State Capitol Campus.

The work group continues to review current information and is identifying additional information that might require the assistance of a consultant, engineer, or architect. The Master Plan includes a highest

and best element that speaks to the function that should be located on either the West or East Campus or is related to the orientation of the Legislative Building because some agency functions are aligned closely with the legislative process and should be located on the East Campus.

Lt. Governor Owen asked about the coordination of planning efforts in relationship to the Campus Parking Strategy Implementation Plan. Ms. Miller affirmed there is close coordination because as new buildings are developed, more employees will create more parking demand. Other considerations include densifying or considering how spaces and people are organized to maximize the use of facilities. One option under review is the current supply of parking as identified in the current plan and future parking needs. The key issue is the location of additional parking on the campus and its impact to traffic over time. Another consideration is pedestrian paths and campus circulation, which are critical for future development on the campus. At this point, there are many issues to consider with staff focused on identifying data needs. The next step in the predesign project speaks to some of the parking opportunities at different locations. Some completed studies identify some of those opportunities.

Mr. Covington added that Ms. Miller is actively involved in all work involved in the initial implementation plan.

Opportunity Sites

Ms. Miller reported the budget proviso directed DES to identify locations of future development opportunities, potential tenants, and which agencies currently housed in off-campus leased or state-owned properties should be on Capital Campus. OFM's Facilities staff is assuming the lead to address those questions as a part of a team effort to develop the overall plan. The predesign planning effort speaks to some required sites to include the Pritchard site, New House Building site, replacement or renovation of the GA Building, and the recently acquired Pro Arts site. The plan may also consider the state-owned eastern half block at Union and Washington Street for potential development. Questions to address include identification of potential tenants, costs to develop, and timing. The outcome is completion of a development plan identifying requirements and opportunities as a guiding document identifying those agencies that should locate to Capitol Campus.

The Utility Renewal Plan is an integral part of the effort and will provide much of the data related to infrastructure requirements on campus. The plan will evaluate current capacity and future demand for development.

As progress occurs on each of the planning projects, the committee is scheduled to receive briefing to offer guidance and approval moving forward.

Mr. Neary asked whether work has been initiated on the plans. Ms. Miller replied that staff is currently scoping out the projects and the next step is working with OFM staff to identify a scope of work and plan of action. Most of the work will be completed by DES and OFM staff, as well as engagement with other state agencies as part of the effort to integrate system processes. For example, OFM is currently developing a six-year facilities plan. Through those conversations with agencies, that plan will help identify potential opportunities and business needs for agencies. Much of the predesign planning and other studies completed to date are under review by staff to document the information and identify missing information to develop a public works requisition to hire a consultant to provide missing information.

Lt. Governor Owen noted the plan is scheduled for submission to the Legislative Appropriations Committee by October 1, 2016. He asked whether that deadline pertains only to the Utility Renewal

Plan or to the Master Plan as well. Ms. Miller said the deadline pertains only to the Utility Renewal Plan.

Mr. Neary commented that the Secretary of State's Office (SOS) received \$400,000 to complete preliminary design and siting options for a new library-archives building designating the GA Building as one of the sites to be analyzed. The agency is interested in working with DES during the evaluation of identifying different agencies to occupy the site, as well as identifying where a library-archives building fits within the hierarchical structure. Mr. Miller agreed there is a connection between the project authorized for the SOS and the planning projects. SOS staff has been contacted about the importance of maintaining connection between the projects. Mr. Neary added that the agency recently hired an architect and is moving forward on the project. Ms. Miller affirmed staff would follow up as the next step is meeting with OFM staff to discuss the collective team effort moving forward.

Capitol Lake Management Plan

Carrie Martin, Asset Manager, briefed members on the status of the Capitol Lake Management Plan.

The 2015 capital budget included a proviso of \$250,000 for long-term management of Capitol Lake building on the recommendations from the Ruckleshaus situation assessment previously presented to the committee. The proviso directs DES in conjunction with local governments, Port of Olympia, Squaxin Island Tribe, and other interested organizations to consider options for a long-term shared governance of the lake by examining different models and shared funding options for upfront capital and ongoing maintenance costs between the state, federal government, and local governments with possible participation by other entities. The effort will also identify hybrid options for management of the lake, summarize existing science on habitat and water quality with respect to removal or retaining the dam, and review existing information completed to date to identify useful data and data gaps. The proactive process includes public engagement. A final report is due January 1, 2017.

DES staff has met with the cities of Olympia and Tumwater, Port of Olympia, Thurston County, Squaxin Island Tribe, and state agencies with permitting authority. Current efforts include developing a work plan with a kick-off meeting scheduled in January. Regular updates on progress will be provided to the committee.

Ms. Wicker asked about the invitees for the January kick-off meeting. Ms. Martin replied that the meeting is open to everyone interested in the process moving forward.

Lt. Governor Owen offered that he doesn't believe the effort will result in any outcome as similar efforts were completed in the past with the same partners. It's likely that action will only move forward when the Legislature decides to move on a decision. Removal of the dam would likely never occur because of cost. It's important the Legislature steps forward and determines a way to fund the solution.

Lt. Governor Owen invited public comments.

Allen Miller, Capitol Lake Improvement and Preservation Association (CLIPA), commented that he wanted to ensure the committee was aware that pursuant to the Ruckleshaus situation assessment, CLIPA developed a proposal to pursue a hybrid proposal with the inclusion of Percival Creek as a new mouth into Budd Inlet to address fishery issues. Currently, fish are able to negotiate the fish ladder.

Bob Wubbena, CLIPA, reported the group is comprised of 20 professionals with years of experience in how the lake operates. At this point, leadership is needed, as well as decision-making. One example is

the stormwater discharge issue from the campus to Capitol Lake. One of the contributions to stormwater runoff is dioxin, which is why there would be a benefit to keep the lake and marine water systems separate. Lack of action cripples other actions. Timing is critical and input is critical with decision-making the most important aspect by the legislative process. CLIPA is prepared to assist and is willing to donate time to ensure it happens.

Mr. Miller added that DES is on the right track in partnering with the cities, the tribe, the Port, and the county to create some synergy as the solution is creating a Capitol Lake Management Committee funded by all partners. It's important to regularly maintain and dredge Capitol Lake. It would be fair for local governments to contribute to those costs as the cities receive benefits from the lake, as well as the Port of Olympia.

Dave Peeler, Deschutes Estuary Restoration Team, said the organization's understanding is opposite in terms of the future of the lake as the lake should be restored as an estuary. Recently, the Squaxin Island Tribe called for removal of the dam and other improvements in the Deschutes River corridor to increase fisheries habitat. That direction aligns with the goals of the organization in terms of the overall restoration of the watershed, as well as Puget Sound.

Lt. Governor Owen remarked that any solutions that might be identified must be realistic and financially feasible. He believes the only way to move forward is to develop a recommendation that could be implemented and that the Legislature is willing to fund or with committed funding by the federal government, local governments, and the tribe. That should be a component of the discussion.

Senator Fraser added that the budget proviso also calls for identifying definitive scientific information and cost estimates for all options. The directives to DES are in addition to the negotiating process with all partners to discuss different governance models.

1063 Block Replacement Project – 63% Design

Jonathan Taylor, Project Director, reported the 1063 Block Replacement project is on schedule and within budget. Rammed aggregate piles are helping to improve soils by ensuring a good structural base. Geothermal wells are scheduled for completion in early to mid-January to prepare the site for foundation work.

An update was presented to the Capitol Campus Design Advisory Committee (CCDAC) on November 30. The committee was receptive to the design presentation. The project received legislative funding during the last session. The project is scheduled for completion by the third quarter of 2017. The project team is working with OFM on the proviso and initiated some improvements to increase tenant efficiencies on each floor. The Office of the State Treasurer was added as a tenant.

Mr. Taylor referred to Commissioner Goldmark's previous questions about seismic impacts on the new building. The project team addressed the concerns and reviewed the structural integrity of the building during a seismic event with geotech structural professionals. Documentation can be provided to the committee on the plan to address soils and how soil affects seismic activity.

Mr. Young reported a briefing was provided to DNR addressing seismic concerns, which was very helpful.

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Mr. Taylor conveyed his support for the project team and progress achieved to date. A camera was mounted on the GA Building and transmits video of construction activity to the DES website in 15-minute increments.

Mr. Taylor introduced Victoria Buker, Sellen Construction, who briefed members on a change order proposal for handling stormwater generated from the new building.

Ms. Buker presented a diagram of a storm drainage proposal. The original storm drainage for the site was divided into two systems with one discharging to the City's sanitary storm system on Capitol Way. The remaining half block near the old parking garage would discharge to a storm drain system along Columbia Street and directly discharge into Capitol Lake (no treatment). During meetings with the City of Olympia, both systems were identified as overcapacity creating a need to consider another solution to eliminate stormwater from the City's overtaxed system while also addressing campus stormwater needs. The proposal connects the storm drainage system to some existing catch basins and then undergrounds runoff in front of the 1063 block and the GA Building block by either undergrounding or surface discharging stormwater into an existing outfall that travels under the railroad tracks and into Capitol Lake. Water quality treatment is an opportunity available prior to discharge into Capitol Lake, although not required by the City at this time. The stormwater system could also be sized to accommodate stormwater from the GA Building as it's redeveloped. Currently, stormwater generated by the GA Building flows to the City's sanitary sewer system.

Lt. Governor Owen asked whether the treatment option requires a change order and additional funding. Ms. Buker said the proposal is a change order requiring additional funds that are included within the contingency for the project.

Mr. Taylor noted the contingency fund contains a limited amount of funds to address contingency issues as they arise. The project team is managing the contingency fund carefully as the contingency for this large of a project is small.

Lt. Governor Owen asked whether the original proposal anticipated a treatment program. Mr. Taylor replied that the state did not have an adequate treatment program for the site prior to initiating the project.

Mr. Young pointed out that the stormwater draining into the City's sewer and storm drain system travels to the LOTT Clean Water Alliance for processing and discharge into Budd Inlet. It appears the proposal would divert stormwater from the block without treatment provided by the LOTT plant and discharged directly to Capitol Lake. Mr. Taylor replied that the stormwater would be infiltrated through catch basins prior to discharging to Capitol Lake.

Mr. Covington added that the former GA parking garage was a parking facility housing vehicles releasing all types of contaminants that drained into the City's sewer system. Under the proposal, stormwater generated from the building roof and planting bed areas would be significantly improved in terms of water quality. Removing stormwater discharge from the City's sewer is also of value, as those contaminants would no longer enter the plant.

Mr. Taylor noted the proposal would also set the stage for future treatment of stormwater discharged to Capitol Lake from the campus.

Mr. Peeler commented that stormwater runoff contains bacteria from birds and bats. The stormwater currently infiltrated through the plant is treated for bacteria pollution. The proposal would eliminate that treatment creating a situation of stormwater contaminated with bacteria entering Capitol Lake. One of the major issues surrounding Capitol Lake is the bacteria level in lake water.

Dan Simpson, ZGF Architects, provided an overview of the CCDAC presentation on the building design. The building size is approximately 200,000 square feet. The design was driven by the need to provide a flexible and productive workplace and to achieve a very low energy target through a highly sustainable design.

Mr. Simpson presented floor plan diagrams. The center part of the building features an extensive internal open space supporting various activities and providing access to shared conference and meeting areas within the building. It also provides an all-season gathering place for the campus and flexible office space surrounding the space.

The original design of the building remains intact. The four-story entry of the building serves several functions and relates to the scale of the campus lawn, is highly transparent, and reinforces the structure as a public building. The exterior features steel columns and a glass canopy projecting from the top of the building providing weather protection and shading to the south-facing windows of the conference rooms in the upper floors. On each side, a stone-faced wing is featured. The vertical columns are steel. Forming the glass structure are photovoltaic (PV) cells imbedded within the glass layer of the canopy.

The team is currently designing an entry approach to the building. Along the west edge, no stairs are featured allowing handicap access from the street. A landscape zone is featured along the front. The front porch of the plaza area is level with the sidewalk on the west side. As the slope of the street drops, stairs are incorporated for access into the building.

The top of the building features a "Made in Washington" blue laminated beam to support steel framing members that are a component of the glass canopy with the photovoltaic (PV) cells imbedded within the glass.

The design team completed some solar studies to ensure the functionality of the photovoltaic cells and the selection of landscape materials are cognizant of light exposure on the site. The glass canopy features two types of photovoltaic cells with the top section featuring inclined photolytic panels that rest on the building roof. The entire system is projected to produce 7 percent of the required energy annually reducing the requirement for electricity. The building is targeted to achieve LEED Platinum which is one level higher than the original LEED target by incorporating the energy alternatives of the photovoltaic cells and panels and 30 geothermal wells offering heating and cooling from the ground.

The building includes two extensive landscaping areas in two different zones along the street and two side gardens in front of the building.

Lt. Governor Owen asked whether maintenance of landscaping is factored in the selection of the vegetation, as well as ensuring sight obstruction of traffic signs does not occur. Mr. Taylor said the team includes Brent Chapman, Horticulturist, who is providing advice on the selection of vegetation.

Lt. Governor Owen asked about maintenance in terms of the state's reduced budget. Maintenance on Capitol Campus as decreased over time. Mr. Simpson said the intent is to landscape with low maintenance and drought tolerant plants. Ms. Buker added that the team has completed two review

sessions with buildings and grounds personnel who have specified vegetation to avoid, such as hedges, which require trimming. The building's plant pallet was reviewed by grounds personnel and some adjustments have occurred in the selection of plants.

Mr. Simpson continued the review of the building design. The upper part of the building facing Capitol Way is segregated into two elements with the lower part following the slope of the street and the upper part unified with a stone exterior. The stone adheres to the theme of a civic or government building. The windows in the upper section of the building feature glass shades. The vision glass is high performance glass with projecting fins serving as shading devices for the exterior of the building to reduce some of the peak solar loads from the east and west to help reduce the need for over designing the mechanical system providing artificial cooling during the summer. Blinds are also featured inside the building.

In the exterior of a low corner wall, a durable brick material is incorporated.

Mr. Neary asked whether the canopy is still included within the area. Mr. Simpson said there is a smaller pedestrian glass canopy on steel beams projecting outward and extending beyond the corner and serving as the rear entrance at the Union Avenue corner.

Mr. Covington added that there is an expectation that the smaller canopy would be included as designed; however, it wasn't included in the original scope and was added as a change order. A determination of whether the canopy is included will occur at the last possible moment if funds remain available to support the enhancement.

Mr. Simpson referred to the north side of the building containing more sections and components of different scales. At ground level, service access requirements include areas for loading and access for WSP. Within the center beneath a projecting overhang, a section of brick with garage doors is included. The upper part of the building includes windows and the roof terrace. The roof terrace provides for outdoor access from within the building. Within the top floor plan, the roof terrace includes plants and a paved floor offering a view of Budd Inlet.

Mr. Simpson verified that the team would review any conflicts with street trees and traffic signs. Street trees are included along the perimeter of the block and transition up the slope of the street.

Internally, building space is wrapped around an atrium with a series of walkways providing access to all office suites. Shared elements in the middle of the building include conference, break, and restroom areas. The design features some spaces to place some cedar wood accent pieces. Carpet, floor material, and the ceilings generally create a neutral and durable environment. At the base of the elevator area, a wall could feature the GA mosaic. Marygrace Jennings is assisting the design team to spearhead the moving of the mosaic. The design team is working to incorporate some reference to the colors within the mosaic in the area of the entry doors.

Ms. Wicker asked whether there are plans to rename the building after completion. Mr. Covington said the name is the project name only. The building has not been named at this point and has a different address.

Campus Eco-turf Project – Project Briefing

Brent Chapman, Horticulturist, briefed the committee on a proposed project for East and West Campus of an eco-turf trial in 2016. He introduced Jim Skinner, Groundskeeper, West Campus; Mary Harrison,

Grounds Lead, East Campus; and Thomas Lambert, Groundskeeper, East Campus. Mr. Chapman acknowledged the ideas offered by Mr. Lambert that were included within the proposal.

Eco-turf is a contemporary term enabling an ecological way to manage turf. Eco-turf could be considered as a meadow consisting of slow-growing grasses, clover, and other low-lying perennials crowding out weeds. The Grounds Services Department vision is to be a model of sustainable landscape management for public institutions in the State of Washington. The project is an element of the vision as a model of sustainability and landscape management on Capital Campus. The area of grass on the campus is primarily because of economics rather than fulfilling the vision of the Olmsted Brothers. The proposal is a trial of eco-turf on the East and West Campus as one way of meeting the vision of the Grounds Services Department to fulfill the goal of sustainability by utilizing an ecologically and environmentally method that maintains the campus while improving water quality and reducing usage of pesticides. An element of the project goal is ensuring that highly maintained landscaped areas around historic campus buildings are maintained to the highest standards, which requires a shift in resources in other areas of the campus to maintain those areas. Eco-turf doesn't require as many resources and allows for the shifting of resources.

There are many different forms of eco-turf. One example of eco-turf is located in front of the Jefferson Building. This proposal would not use the same materials, however. Another type of eco-turf is letting existing grass mature. The proposal includes using different plant materials and incorporating mow strips and other applications that provide the area with a more intentional appearance rather than an entirely wild appearance. Mr. Lambert's recommendation is planting a flowering meadow of shorter grass with different perennials and annuals seeded within the grass that is interactive and adapts to the different seasons offering different characters, textures, and colors.

Other successful applications of eco-turf include the University of Oregon and Oregon State University where most of the traditional turf was transitioned to eco-turf. Within the Bellingham area, the application of eco-turf improved water quality around the lake. Within two years of planting, lake quality was restored for fish habitat.

The proposal includes an aggressive communications plan before implementing the trial in March 2016. Staff is working with DES Communications staff to develop a media communications plan and interpretative signing at the sites to provide information to people. A survey will also be conducted to assess reactions from tenants and visitors.

Mr. Chapman outlined the proposed trial areas. Some designated areas would entail letting existing grass grow to maturity, such as the corner area of the GA Building in the greenhouse area. On East Campus, another location is the site of the old IBM Building.

Mr. Skinner reviewed the proposed trial area on West Campus. The location is an area that is somewhat isolated but visible. A mowed strip will be featured affording a trail with picnic tables to provide access to the area. Within the area, no new plantings are planned other than letting existing grass grow. The proposal at this time is an experiment to see if it's possible. The proposal saves mowing time and reduces exhaust to the environment, as well as eliminating noise from mowers and blowers.

Mr. Chapman noted a mow strip around the edge is planned to demonstrate the intent of the area. Interpretative signage will also be added.

Mary Harrison reported some expense would be incurred for the East Campus trial area because the proposal includes purchasing seeds incorporating perennials. Staff spent nearly two days applying pesticides to an existing lawn area. At this time, staff hasn't spent any time applying pesticides in areas located in the East Campus because staff is using sustainability practices, such as leaves and cardboard mulch to control weeds. Eco-turf offers a way to control weeds and reduce costs.

On the west side of the Washington Department of Transportation Building, most of the lawn was lost. Staff plans to till the area, add topsoil, plant eco-grass with clover, and include a walkway. In other areas, near the Employment Security Building, eco-grass will be planted to reduce maintenance.

Mr. Lambert outlined the areas to be planted with eco-turf. The area of the lid located above the tunnel between Jefferson and Capitol Way includes planting beds of established trees and grass along the perimeter and planting beds inside the perimeter. The proposal replaces grass with 11 different varieties of wildflowers with some grass.

Lt. Governor Owen asked staff to share some pictures with the committee of the replanted areas. Staff affirmed the request.

Public Comment

There were no public comments.

Adjournment

With there being no further business, Lt. Governor Owen adjourned the meeting at 11:40 a.m.