



STATE CAPITOL COMMITTEE
Legislative Building, Senate Rules Room
304 15th Avenue SW
Olympia, Washington 98504
June 16, 2016
10:00 a.m.

(Approved: January 4, 2017)

MEMBERS PRESENT:

Brad Owen, Lieutenant Governor (Chair)
Lenny Young, for Commissioner of Public Lands
(Peter Goldmark)
Greg Lane, for Kim Wyman, Secretary of State

MEMBERS ABSENT:

Kelly Wicker, Governor's Designee

OTHERS PRESENT:

Bob Covington, Department of Enterprise Services	Nathaniel Jones, Department of Enterprise Services
Jim Erskine, Department of Enterprise Services	Nouk Leap, Department of Enterprise Services
Ann Larson, Department of Enterprise Services	Jen Masterson, Office Financial Management
Lenore Miller, Department of Enterprise Services	Tom Gow, Puget Sound Meeting Services
Rose Hong, Department of Enterprise Services	Bob Jacobs, Heritage Park Association
Marygrace Jennings, Department of Enterprise Services	Robert Hail, McKinstry

Welcome and Introductions

Lieutenant Governor Brad Owen called the State Capitol Committee (SCC) meeting to order at 10:02 a.m. A quorum was not attained.

Approval of Minutes – April 25, 2016

Approval of the minutes was deferred to the next meeting.

Renaming of Campus Buildings

Office Building Two

Ann Larson, Director of Government Relations, reported the last meeting of the Capital Campus Design Advisory Committee (CCDAC) also lacked a meeting quorum. Consequently, the proposal will be reconsidered at the CCDAC's next meeting. This briefing affords an opportunity for the committee to discuss the proposal.

Current statute provides the Legislature authority to approve naming new or existing buildings on the State Capitol grounds based on recommendations from the SCC and the Director of the Department of Enterprise Services (DES) with the advice from CCDAC. RCW 43.34.090(1)(b)(i) and (ii) states:

- (b) A new or existing building may be named or renamed after:
 - (i) An individual who has played a significant role in Washington history;
 - (ii) The purpose of the building.

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Previous efforts to rename OB2 include:

- In February 2014, the Department of Social and Health Services Secretary Quigley requested that the OB2 headquarters building be renamed as the “Human Services Building.”
- With advice from the CCDAC and the SCC, the DES Director recommended OB2 be renamed to the “Human Services Building.”
- During the 2015 Legislative Session, House Concurrent Resolution (HCR 4401) was submitted at the request of DES. The resolution passed the House with unanimous support, but was unsuccessful in the Senate.
- During the 2016 Legislative Session, the House resolution was reintroduced and passed the House with unanimous support, but did not pass the Senate. However, the Senate introduced a companion Senate Concurrent Resolution, which failed to pass from Senate Rules.
- Both resolutions failed because of a lack of interest by members.

DES administration contacted DSHS about renaming the building. The agency is interested in moving forward with agency-sponsored legislation and asked DES to move forward with an agency request.

1063 Block Building

Ms. Larson reviewed efforts to rename the 1063 Block Building. During the 2016 Legislative Session, the supplemental budget included language renaming the 1063 Block Replacement to “The Helen E. Sommers Building.”

Helen Sommers was elected in 1972 as the representative for the 36th Legislative District. During the 1973 session, Ms. Sommers was one of 12 women in the 98-member House. At that time, there were no women in the Senate. Ms. Sommers served in the House from 1972 to 2009. When she retired, Ms. Sommers was the state’s longest serving legislator.

Next steps include a recommendation from the CCDAC.

Lt. Governor Owen asked whether legislative approval is necessary to rename the building after Ms. Sommers. Ms. Larson advised that both naming proposals require legislative approval.

1063 Block Project – Information

Marygrace Jennings, Culture Resource Manager, briefed members on the commission of new art using a percent of state construction funds, potential relocation of GA Building artwork, and the graphics and way-finding package under development for the 1063 Building.

Commissioning of New Work of Art

The state’s Art in Public Places program has facilitated the acquisition, placement, and stewardship of artwork in state funded buildings since 1974 by dedicating ½ percent of 1 percent from new construction funds for artwork commissioned for the project. The 1063 Building budget allocates \$287,000 for artwork. The State Arts Commission established a tried and true method for selecting artists and the artwork. The effort begins with a committee. The seven-member Art Selection Committee was appointed in early March and includes a local artist, Project Director Jon Taylor, and tenant representatives of the new building. The first task was a review of shared values and hopes for the building and how artwork expresses those values. The committee reviewed slides of work completed by a list of artists provided by the Arts Commission. The committee focused on a subset of artists qualified

to complete artwork at the scale required for the 1063 Building. Art funds cannot be used for existing art and can only be applied to newly commissioned site-specific works.

The committee's two meetings to review artists and artwork led to the selection of Seattle artist, Beliz Brother. Ms. Brother recently met with the committee to review the values and goals for the building, as well as its context in Olympia and on the Capitol Campus. Ms. Brother has completed extensive artwork and installed several major context-sensitive public art. She is well known and liked within the architectural community for her ability to stay on schedule. Ms. Brother completed artwork for Seattle City Hall and Harborview Medical Center.

The Arts Selection Committee is authorized to select the artist and approve the artwork. Ongoing reviews of the conceptual and final proposals are scheduled for future CCDAC and SCC meetings.

Ms. Jennings addressed questions from the committee. The concept proposal could include separate pieces of art or one large single piece of artwork. Based on a recent meeting, Ms. Brother shared that her inclination is to design one single piece of art. Ms. Brother's pieces often take advantage of light, as well as incorporating glass and local history. Several spaces in the building's design lend itself to artwork.

Relocation of GA Building Art

Ms. Jennings reported the GA Building currently houses an 11' x 32' mid-century glass mosaic by artist Jean Cory Beall. Ms. Beall was a well-respected artist in the Seattle area. She was married to the Vice President of Engineering for the Boeing Company who oversaw the development of the B-29 Superfortress bomber. In 1959, Ms. Beall produced the mural under commission from the SCC for the GA Building. The mural predates the state's Art in Public Places program. Ms. Beall served in the Albert Rosellini administration after the GA art commission as a founding member of the Arts Commission. Governor Rosellini established the Arts Commission in 1961.

At its last meeting, the SCC directed DES to consider preservation measures necessary to protect the mural should the GA Building be demolished. DES has previously explored some options and concluded a study in January on practical obstacles for removal of the mural from its existing location. The study included cost estimates and identified ways of moving the large mural. An opportunity to relocate the mural to the 1063 Building is possible by taking advantage of timing and completing the move by early winter. Delaying the move until after completion of the atrium walls increases the cost. A location in the building has been identified for placement of the mural should the Legislature approve the relocation. The site is on the ground floor level near the main corridor and elevator enabling exposure both to the public and to tenants. The mural would be visible from all four floors in the atrium. A building crane would lower the mural into place. Renting a crane later would cost approximately \$30,000, which is why timing is important, as the crane is available for the construction of the 1063 Building. Another option is transferring the mural on wheels, which could be completed as late as June 2017. However, the cost to remove the atrium walls would be an additional cost.

Additionally, because the GA Building is a nationally registered historic building, DES is limited until a decision is rendered on the future of the building.

Deputy Director Bob Covington added that DES plans to seek direction from the SCC pending the completion of a consultant report in conjunction with the master planning effort. It's anticipated the report will confirm the condition of the GA Building warrants demolition.

Ms. Jennings said another important piece of artwork is the State Seal in bronze located on the exterior of the GA Building. The seal is approximately 11 feet in diameter. Rather than placing the seal in storage,

an opportunity is available to relocate the seal to the 1063 Building. A location has been identified for the seal.

Mr. Lane said it appears the relocation of the artwork was not included in the original plan for the 1063 Building. He questioned how DES plans to fund the cost. Ms. Jennings said the anticipated cost for relocating the artwork is approximately \$250,000 to \$300,000. One possibility is seeking private funding. The theme of the mural includes representations of all Washington's industries ranging from agricultural, logging, and environmental with many themes and messages conveyed in the artwork. The intent is to seek some funding support from each industry. The Capitol Furnishings Preservation Committee has initiated some discussions about championing private fundraising for the relocation of the artwork. Those conversations are in the early stage. That option is a possible way to solicit support from industries in the state.

Mr. Lane asked about the possibility of utilizing art funds allocated for the building to fund the relocation. Ms. Jennings said the statute restricts the funds for new art only.

Graphics and Wayfinding Package

Ms. Jennings reported the graphics and wayfinding package for the 1063 Building is under development by SC Studios, a subcontractor of the architect. The proposal is themed around Washington State history reflective of state values and culture surrounding Exploration, Discovery, Cultivation, Industry, and Preservation. Each of the themes would be featured on each floor with names of rooms and wall graphics supporting the specific theme.

To support the effort, DES hired preservation professional and historian Michael Sullivan. Mr. Sullivan is a professor at the University of Washington, Tacoma and a member of the grant committee for Humanities Washington and the National Trust for Historic Preservation. Mr. Sullivan formally served as the Capitol Campus Conservator. Mr. Sullivan established a small working committee of historians to assist in selecting representative names for each conference room, as well as quotes from figures from Washington's history. Because the current list lacks any quotes by women, the committee is searching for a quote from a woman in Washington's history.

Deputy Director Covington reported on the discussion by the CCDAC to develop a formal recommendation. CCDAC members expressed support for the future demolition of the GA Building and endorsed cost-effective timing to relocate the artwork to the 1063 Building. The CCDAC lacked a meeting quorum to forward a formal recommendation.

Mr. Young referred to a previous briefing on the potential rerouting of the storm water system for the 1063 Building by disconnecting the system from the City's sewer system and bypassing storm water directly to Capitol Lake. He asked about the status of the proposal.

Deputy Director Covington advised that a detailed briefing could be scheduled at the next meeting. The proposal continues to move forward. Mr. Lenny added that an update would be important because of the significant costs associated with the proposal that were not included in the building budget, as well as questions about necessary filtration to remove particulates prior to discharge to Capitol Lake. Deputy Director Covington confirmed the next meeting would include a briefing by Project Director Jon Taylor.

Mr. Lane recommended pursuing a quote from Helen Sommers.

Capitol Campus Projects – Information

Exterior Lighting Upgrades

Nathaniel Jones, Asset Manager, updated the committee on the project to upgrade exterior lighting on Capitol Campus.

DES received budget authority to complete the upgrades and was directed to use energy-savings financing as part of the project. The goals are to increase campus safety, maintain the historic fabric, maintain or improve the aesthetics of the campus, define operational cost savings, and supplement capital funding through grants or energy-savings financing.

The project limits include the entire Capitol Campus, as well as Heritage Park, Deschutes Parkway, the Old Capitol Building, and the Dolliver Building.

Staff completed an audit of all exterior lighting systems throughout the project area. Internal stakeholder meetings were held and DES submitted a grant application for additional funding.

The audit identified the location of all exterior lights. The project focuses only on street lights and area lighting rather than architectural lighting to achieve energy savings. A listing of proposed fixtures was developed aligning with existing fixtures. The project considers dark skies standards by casting light downward rather than upward. The proposed fixtures are similar to existing fixtures with reduced wattage.

Mr. Jones reviewed photographs of proposed LED fixtures to replace higher wattage high pressure sodium fixtures.

Along Deschutes Parkway, one existing type of fixture is the 400-watt street light. The proposal includes replacement with a modernistic fixture and LED light for energy savings. The second type of fixture along Deschutes Parkway is a pedestrian light of 70-watt high pressure sodium light, which would be stepped down to a 24-watt bulb. In this case, only the bulb would be replaced with existing glass globes retained.

Mr. Jones reviewed lighting for Maple Park Avenue. Currently, double-headed fixtures (flattened globes) are featured. Staff has been unable to replicate the fixture with a modern LED light fixture. The proposal replaces existing fixtures with a single fixture on each post rather than retaining the double-headed fixture.

Mr. Jones described the benefits for conversion to LED. He displayed before and after photos of the Plaza Garage reflecting how conversion to LED reduces orange high pressure lights to new LED lighting with a desired color range on the Kelvin scale of 4,000 for the entire campus except for West Campus, where a Kelvin 3,000 scale would be achieved. Increasing the scale to 5,000 increases the blueness of the light. The City of Olympia's street lights are at a 5,200 Kelvin temperature. The proposal would ensure lighting is warmer on campus than the City of Olympia's lights. The LED bulbs enhance color rendering and enhances the ability to distinguish details more effectively.

Annual energy costs and operational costs are estimated at \$30,000. Some savings are achieved through the energy savings, as well as the long life of the fixtures requiring less maintenance.

Next steps include additional reviews with abutting neighbors and other stakeholders with finalization of the specifications followed by conversion of the lights this fall.

Capitol Campus Utility Renewal Plan

Mr. Jones reported DES received funding to assess current utility conditions to develop a renewal strategy. The committee will receive another briefing update in October.

The project boundary encompasses the entire campus in the City of Olympia. Staff is completing an update of the campus underground utility map (electronic). Prior to the project, DES only had electronic mapping of the West Capitol Campus. The effort will complete electronic mapping of the entire campus as a component of the project. The condition of all underground utilities will be assessed. The project includes survey work to ensure proper alignment of the map. Mapping should be completed by the end of June.

Staff also assembled legacy information from as-built drawings and reports on conditions of all utility systems. The review is nearing completion. Some field verifications and field assessments have begun. The campus is home to many brick manholes, which were contemporary when the West Campus was constructed. Many of those legacy systems are still in place. Sewer and water lines will be inspected by a camera to assess conditions.

Moving forward, the project will identify deficiencies, as well as coordinating with the master planning effort to identify expansion needs on the campus to ensure utility systems can support new development. A prioritized plan will be developed for both repair and expansion. For higher priority or early projects, staff will complete conceptual designs and cost estimates. The intent is to file a formal report with the Legislature by October.

Mr. Jones displayed a list of priority projects.

Capitol Campus Planning – Master Plan & Campus Predesign – Update

Lenore Miller, Asset Manager, provided an update on the master planning process since the last update. DES hired a consultant to assist in the planning process. The planning effort was directed through appropriation authorities by the Legislature in the capital budget for a Capitol Campus Predesign and Master Plan Update. The predesign focuses on the Pritchard site, Newhouse site, GA Building site, and the ProArts site. The task is to draft a development plan for each site specifying the square footage, lot coverage, building height, number of building occupants, building timeline, and infrastructure issues to afford adequate information for decision-making for redevelopment of the sites.

The Capitol Campus Master Plan Update appropriation directed DES to provide a list of all possible development sites on Capitol Campus. The current plan includes a list of development sites, which will be updated in conjunction with the development plans to help inform decision-making, as well as the Master Plan Update process.

The first phase of the work was discovery and gathering information for the consultant. Part of that effort included engaging others. In mid-May, the consultant team toured all sites on campus followed by an all-day series of meetings focusing on transportation, parking, public use and access, connectivity with the community, Opportunity Sites, infrastructure, and space needs of agencies. The group included House and Senate staff, Legislative Facilities, Capital Budget representatives, City of Olympia, Thurston Regional Planning Council, Olympia Downtown Association, Thurston Economic Development Council, legislative administrators, Office of Financial Management (OFM), Visitor Convention Bureau, Intercity Transit, and campus parking managers.

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The parking conversation centered on parking during legislative sessions for legislators and elected officials and the need for immediate access. City of Olympia representatives spoke to opportunities to partner surrounding the winter demand for parking on campus versus the demand for parking downtown during summer months. Other topics included Commute Trip Reduction and incentives to influence demand for parking. Many ideas were shared about ways to accommodate the public when entering and navigating through the campus. The campus lacks spaces for gatherings requiring placement of tents on the grounds. The campus also lacks sufficient restrooms for the public. A separate meeting was held with the utility renewal consultant and the engineering firm engaged in the master planning update project to ensure an informed and integrated effort.

Another discussion topic was Opportunity Sites and need. The need identified as the most prominent was more legislative space and unmet space needs. Facilities staff is obtaining more data to support the need. Much of the attention has focused on the Pritchard Building and the Newhouse site, which are more supportive of the legislative process.

The consultant team provided DES with some initial information demonstrating its effective review of all studies completed over the years and identification of key messages. The next step is identifying some alternative development scenarios for each site. The next decision point is a presentation to the CCDAC and the SCC of several options for each site. The CCDAC will review and forward a recommendation to the SCC for consideration of the preferred alternative for each site. Timing is anticipated to be in mid-July, requiring a special meeting to meet the November 1 deadline. Following the selection, the consultant team will fully develop the alternative. A draft of the plan will be presented in August with final documents reviewed by the CCDAC in September and the SCC in October. Those efforts are in support of the update of the Master Plan.

Discussion ensued on the number of studies already completed on the future of the GA Building. It was acknowledged that it would be important to receive a recommendation from the CCDAC and direction from the SCC recognizing the importance of ensuring all voices are considered to help prompt some action.

Public Comment

There were no public comments.

Adjournment

With there being no further business, Lt. Governor Owen adjourned the meeting at 10:47 a.m.

Prepared by Puget Sound Meeting Services, psmsoly@earthlink.net