

STATE CAPITOL COMMITTEE
Remote Access Meeting

October 20, 2022
10:00 a.m.

Final Minutes

SCC MEMBERS PRESENT:

Kelly Wicker, Chair & Governor Inslee's Designee
Lieutenant Governor Denny Heck
Randy Bolerjack (Designee for Secretary of State
Steve Hobbs)

SCC MEMBERS ABSENT:

Katy Taylor, Vice Chair (Designee for Commissioner of
Public Lands Hilary Franz

OTHERS PRESENT:

Joshua Brown, Department of Enterprise Services
Sharon Case, South Capitol Neighborhood Assn.
Nick Clesi, Miller Hull
Clarissa Easton, Department of Enterprise Services
Bill Frare, Department of Enterprise Services

Chris Ferguson, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services
Anne Knight, Seattle Friends of Olmsted Parks
Ann Larson, Department of Enterprise Services
John Lyons, Department of Enterprise Services
Ron Rochon, Miller Hull

Call Meeting to Order - Action

Chair Kelly Wicker called the State Capitol Committee (SCC) remote meeting to order at 10:00 a.m.

Chair Wicker welcomed members, staff, and guests to the meeting.

Members and staff provided self-introduction.

Chair Wicker reviewed the agenda. The agenda includes approval of June 16, 2022 minutes, public comments, and updates on the Legislative Campus Modernization Project, DES 2023-2025 Capital Budget Request, and information on the Laying of the Legislative Building Centennial Cornerstone.

Approval of Minutes of June 16, 2022 Meeting – Action

Mr. Bolerjack moved, seconded by Lieutenant Governor Heck, to approve the June 16, 2022 meeting minutes as published. A voice vote unanimously approved the motion.

Public Comment

Chair Wicker invited public comments.

Sharon Case, South Capitol Neighborhood Association, spoke on behalf of the Association's workgroup responsible for tracking the LCM project. Throughout the two-year process, the neighborhood's advocacy for the future legacy of the Capitol Campus remains strong. Messages have been consistent and members have reached out and continued to participate. She emphasized the critical importance of a landscape plan for cohesiveness of the Newhouse and Pritchard projects that will determine the relationship to the remaining west campus. A campus of legacy left to the state by Wilder and White and Olmsted is uncertain as LCM landscape decisions are rendered in the next several weeks. At this critical juncture, the Department's response is pending to the serious issues that were raised as part of the SEPA process. The workgroup is counting on the Department and the Project Executive Team (PET) to listen carefully to Olmsted experts serving on the Peer Review Panel recently formed by DES Director Smith. She emphasized the relevance of two master planning principles of comprehensive planning to ensure the Olmsted vision is honored and

minimization of parking on the west campus. The workgroup urges decision-makers to embrace the following key landscape elements to complete the design that builds on the Olmsted legacy and strengthens the potential for LCM's success. The first is a recommendation to realign the placement of Newhouse by providing a stepback from the neighboring Cherberg building to accommodate tall trees to integrate visually the large building into the campus as envisioned by Olmsted. The proposal would serve to surrounding the Capitol Group, similar to how the Helen Somers Building is obscured by large trees along the perimeter of the campus. The second request is landscaping the area south of Newhouse with pedestrian walkways and other architectural elements to create a human-scale experience and transition to the adjoining historic neighborhood. The third request is creating a canopy of trees along Water Street establishing a welcoming gateway to the campus from the south with the Insurance Building serving as the visual focal point. Finally, address parking needs of legislators, employees, and campus visitors by maximizing parking at the eastern area of Opportunity Site #6 that would be camouflaged by landscape plantings. Upgrade East Plaza Garage to improve utilization of many available spaces. Additionally, it is important to emphasize the importance of a strengthened dialogue with Senate Administrative Management that could lead to effective problem solving. The Department has invested extensive time and resources in stakeholder briefings that are genuinely appreciated. Members remain hopeful that the PET and Department will respond positively to the requests as stated. Members also recognize the need to clarify the statute for stewardship responsibilities for the Capitol Campus and look forward to the committee's legislative proposal for the next session. Meanwhile, the committee's guidance to the Department is a critical step prior to being delivered the final plan for approval. The committee is urged to engage and support addressing the significant landscape and related parking issues. Members welcome the committee's discussion and response to the suggestions as offered.

Chair Wicker requested additional clarification of the first suggestion for realignment of the Newhouse Building. Ms. Case explained that the workgroup recommends the realignment of the placement of Newhouse Building to provide a slight stepback from the neighboring Cherberg Building to afford an area to accommodate tall trees that would visually integrate the new large building into the campus. The key concern is that the proportionality of the massive four-story building risks dominating the Capitol Group. The Capitol Group was designed to ensure the dome is the dominant feature on campus and that surrounding buildings serve a supporting role. The concept was embraced by the architect of the Pritchard Building to ensure the dome remained the dominant feature. Because the height of the new Newhouse Building is equal to the Cherberg Building, the request for landscaping with larger trees mitigates the dominance of a new building.

Anne Knight said she has spoken several times before the committee on the importance of the Olmsted legacy on Capitol Campus, as it represents nationally one of the important capitol campus designs by the Olmsted firm. Having tracked the development of the LCM project and as a member of the Landscape Peer Review Panel, she has found that one of the greatest barriers to retaining the Olmsted legacy is the impact of parking. Yet, for the LCM project, the panel has been informed that parking is no longer a topic that can be discussed within the project. Not incorporating discussion concerning the number of parking stalls and their locations as part of the LCM project has great impacts on the integrity of a campus plan. Should the project require an absolute number of parking stalls, at least their location on the campus could be re-evaluated for ways to fine-tune the location and allow for important improvements in the integrity of the campus site plan. She asked that the committee request an update at its December 15, 2022 meeting on a separate campus-wide parking study currently underway, as well as a briefing on how parking needs are being accommodated during construction. That information is important to understand actual parking needs and solutions that could reduce both unnecessary construction costs and the negative impact of parking stalls while providing space for important trees that fulfill design goals. If no action occurs until the campus wide parking study is completed in the future, the LCM project with its assumed parking would be squeezed into the historic campus preventing the ability to integrate trees to help restore the design integrity and sense of welcome to the campus that is critical to the Olmsted legacy.

Chair Wicker advised that the public was invited to submit comments via email to the Department of Enterprise Services by 4 p.m. on Tuesday, June 14, 2022. The Department did not receive any written comments.

Legislative Campus Modernization (LCM) Project Update - Informational

Chair Wicker invited LCM Project Director Clarissa Easton and Ron Rochon and Nick Clesi with Miller Hull to provide the update.

Ms. Easton reported Nick Clesi is serving as the project architect with Miller Hull and Ron Rochon is serving as the Principle-in-Charge of the LCM project. She thanked members of the South Capitol Neighborhood Workgroup for their participation since the LCM project was launched last spring. She acknowledged comments from Ms. Case and thanked Ms. Knight for her continuing participation and service on the Landscape Peer Review Panel. The parking discussion continues to undergo review to satisfy the legislative proviso parking requirements for the Newhouse Building Replacement project.

Ms. Easton updated members on recent activities by the project team. Steady progress continues through collaboration with various groups. The LCM Stakeholder meetings are held monthly. The team has been working with the City of Olympia with ongoing updates provided to the SCC and the Campus Design Advisory Committee (CCDAC). The Pritchard and the O'Brien projects are in progress with the architectural program on track for validation in early December.

Ms. Easton displayed a photograph of a wood frame of the stairway and elevators under construction for the modular building located on the Governor Mansion's parking lot. Current construction activities include construction of sidewalks with the delivery of the modular units scheduled during the first week in November. The deadline for completing the modular building project is December 15, 2022. Newhouse Building occupants will move to the modular building to enable construction of the new building replacing the Newhouse Building. The modular components of the building are manufactured by a company located in Marysville, Washington.

Chair Wicker recessed the meeting from 10:19 a.m. to 10:22 a.m. to enable attendees to participate in the Great Washington ShakeOut earthquake drill.

Ms. Easton reported the Pritchard and O'Brien project has been combined. The project is a rehabilitation and expansion of the Pritchard Building and renovation of the third and fourth floors of the O'Brien Building. The team is validating the architectural program that was completed as part of the predesign study. The project team is working closely with House staff and legislators to validate the architectural program with completion targeted by late November or early December to enable schematic design to begin with the GC/CM, BN Builders. The DLR Group of Seattle is leading the architectural and engineering team for the Pritchard and O'Brien project.

Mr. Clesi reviewed the schedule for the Newhouse Building replacement project. Preparation of construction documents was initiated in early October. The project is scheduled for substantial completion by November 2024. The location of the project is on Opportunity Site #6 at the east edge of the west campus. The site is surrounded by Sid Snyder to the north, Capitol Way to the east, 15th Avenue to the south, and Water Street on the westside of the parcel.

Mr. Clesi displayed a draft of the overall landscape design. The project team has been meeting with a Peer Review Panel to review landscaping details for the site. The project team is developing the landscape plan in partnership with Murase Associates, landscape architects for the project. The team understands the importance of the Wilder and White Plan and the Olmsted legacy and is reviewing those plans with the LCM Peer Review

Panel and other stakeholders in the South Capitol Neighborhood. The landscape plan includes larger trees with a mix of deciduous and coniferous trees creating a large canopy to integrate the landscape within the historic colors of the campus. The plan includes understory trees, shrubs, and groundcover to address pedestrian connections and scale, as well as to help transition into the South Capitol Neighborhood. Meandering pathways are intended to relate to the historic paths on the campus developed by the Olmsted Brothers.

Mr. Clesi displayed an elevational illustration of each floor of the new building. The 59,000 square-foot building includes four stories with the first floor dedicated for public functions comprised of a public meeting room at the northwest corner of the building. The LSC Training Room is located at the northeast corner with the House/Senate Page School and the Senate Page room located in the south of the building. The main public entry of the building is at the north façade adjacent to Sid Snyder and centered within the building design.

The second floor houses Senate member offices at the northwest corner of the building and miscellaneous office spaces at the northeast corner with offices located to the south of the building for legislative functions and administrative offices. The third floor houses Senate member suites to include a Senate office, legislative assistant office, and work stations for legislative staff. Centrally located within the building is a “mixing chamber” on each floor surrounding the staircase. Caucus offices are located on the fourth floor with an additional conference room in the eastern side of the building.

Mr. Clesi described a section perspective of the “mixing chamber,” a featured four-story stairway in the middle of building with surrounding space for conversations and coffee. Beyond the staircase is a “feature wall” utilizing some of the salvaged materials, such as old growth Douglas fir. To the north, three conference rooms overlook the Great Lawn with three informal meeting areas located at the south end of building.

The material pallet on the exterior of the building is primarily precast concrete panels with contrasting material of dark bronze between the windows and across the fourth floor to blend with some of the historic buildings on campus. Centrally located is a decorative springing and canopy element. The view from the South Capitol Neighborhood at Water Street and 15th Avenue features views of the Legislative Building and the Insurance Building with landscaping obscuring the parking lot to the south proposed for the project. Another rendering of the north elevation at dusk reflected how the illuminated building would be viewed at sunset.

Mr. Rochon added that the team is focusing on the landscape design to create a future canopy. The plan enhances the number of trees in and around the site. Initially, the trees will be young and less mature than preferred but over time will grow to appropriate proportions. Because of the comments specific to the height and bulk of the building, the fourth floor is setback to reduce the scale of the overall building.

Chair Wicker thanked presenters for the update. She asked how many employees would be working in the modular building. Ms. Easton advised that 16 Senators and 80 staff members will move to the modular building during the construction of the Newhouse Building Replacement project. Chair Wicker asked about the location of the remaining Senators and staff. Ms. Easton explained that the modular building will house only those individuals currently located in the Newhouse Building. Other Senators and staff have offices in the Legislative and Cherberg Buildings.

DES 2023-2025 Capital Budget Request Overview – Informational

Chair Wicker invited Bill Frare, Assistant Director of Facility Professional Services to provide the update.

Assistant Director Frare introduced John Lyons, Assistant Program Manager – Planning, to provide an overview of capital budget requests.

Manager Lyons reported 2023-2025 capital budget represents the first two years of the agency's Ten-Year Plan. The budget request includes scope, schedule, and proposed funding for a broad range of construction, maintenance, and planning projects for the Capitol Campus and other DES managed properties. The entire budget plan is over 1,000 pages and can be accessed on the Office of Financial Management's website. The total budget request is approximately \$371 million representing 5% of all budget requests from state agencies. The budget for all state agencies combined is \$7.8 billion. Included within the DES budget request is the LCM project and other projects for DES assets. The Tumwater Modular Building project is categorized as a single project of approximately \$30 million. Other projects, such as the Legislative Building includes approximately 14 different projects intended to prepare the building for the centennial anniversary in 2028. He shared several graphs of budget requests by category and by asset.

Assistant Director Frare described the capital request of \$30 million for the Tumwater Modular Building project. The building is located off Tumwater Boulevard in Tumwater and houses printing and imaging operations. Printing equipment requires temperature and humidity control for successful operation of the equipment. The current condition of the building is poor with roof leaks, inadequate insulation, inadequate lighting, and electrical and HVAC systems that need to be replaced. The building requires a major renovation to maintain effective and efficient printing and imaging operations. Printing and imaging works closely with Consolidated Mail. DES operates a post office with an assigned zip code. Most of the materials produced by printing and imaging are mailed. Currently, the operations are located at two different facilities. The capital request is to repair or replace critical building systems, site infrastructure, as well as reconfiguring the interior spaces of the building to accommodate the co-location of DES Print and Mail Operations. The modular building has adequate room to consolidate the operations to increase operational efficiencies.

The Capitol Lake/Deschutes Estuary Long-Term Management Plan project's Final Environmental Impact Statement (EIS) is scheduled for completion by the end of October. The next phase of the project is design and permitting. The capital budget request is to complete the design and permitting of a significant estuary restoration and advance a project that has vast benefits for the State of Washington. Local agencies support the project.

The proposed Building and Grounds Maintenance Facility project would house approximately 15 employees responsible for maintaining the grounds of Capitol Campus. The team recently received an award for maintenance and beautification of the campus. The team lacks a base for its operations. More importantly, there is no central location to house equipment, maintain equipment, or a place for employees to meet. The Capitol Campus Grounds Maintenance team is currently housed in a small structure that lacks basic features, such as an indoor restroom, proper ventilation and circulation, insulated walls, equipment storage, and adequate fabrication space. The proposal would fund design and construction of a new Buildings and Grounds Maintenance facility to support the care and maintenance of the State Capitol grounds at an approximate cost of \$6 million. The building would be located near the Governor's Mansion providing a central location to house, protect equipment from weather, and afford a place for proper maintenance of equipment.

The budget includes a request to address the vacant General Administration (GA) Building that has been vacant since 2018. The building cannot be reoccupied until seismic, fire suppression, and other building systems meet current codes. Ongoing annual maintenance of the building costs approximately \$250,000. A number of studies have been completed on the building. Current codes would be too expensive to upgrade the building. If funded, the project would demolish the building, create temporary surface parking, and eliminate public safety risks of structural failure in a major earthquake.

Another major and critical capital project is the Campus Combined Heat and Power Plant. The power plant was one of the first buildings constructed on the campus. The building houses three-steam generators providing

steam through a network of underground tunnels to heat 12 buildings on the campus to include all historic building on the west campus. Today, the generator and distribution system is beyond its effective lifespan with the state experiencing a loss of 67% of the energy generated by the power plant. The plant is very inefficient. The steam generators are over 50 years old. Generators typically have a lifespan of 30 years. Additionally, the steam distribution tunnels are the same age as the generators. As the steam travels under pressure throughout the tunnels at 300° degrees Fahrenheit, the plant must be operated all year, as turning off the generators would risk breaking seals on the piping creating the possibility of losing the ability to re-fire the plant in the winter. Continued reliance on the existing powerhouse is high risk and jeopardizes the continued function of Washington government. The powerhouse operates aged components and outdated technology, is located below an unstable hillside, and operates at an efficiency of roughly 34%. If funded, the project would update and amend the Next Century Capitol Campus Predesign Report (2020) to investigate new technologies that reflect and support Washington State's revised Energy Code and move the campus toward a zero-carbon platform.

A proposed Comprehensive Plan project for Capitol Campus is recommended in recognition of the centennial anniversary of the campus and significant needs for infrastructure, building system updates, and renovations. The last plan was completed in 2006. An updated comprehensive plan for Capitol Campus would address needs collaboratively based on established values. The project would establish a long-range vision for the State Capitol Campus, provide a vision and strategy for campus development in the 21st Century, and create a foundation for sound fiscal decision-making rooted in a principle-driven framework.

The proposed Post-Pandemic Occupancy Study is in response to the changing work environment caused by the pandemic. Agencies have implemented strategies that provide flexibility in how, when, and where work is completed through a widespread remote work model during the COVID-19 pandemic. State facilities are now positioned to update policies and practices around hybrid work environments and reassessing long-term physical space needs. The project would study occupancy in a post-pandemic, hybrid work environment to assess building occupancy, tenant improvements, adjacency, and opportunities to consolidate that could achieve a significant reduction in operating dollars.

Chair Wicker thanked staff for providing the status update.

Laying of Centennial Cornerstone – Informational

Chair Wicker recognized Assistant Director Frare.

Assistant Director Frare reported the Legislative Building cornerstone was installed on September 9, 1922 with the event recently celebrating its Centennial anniversary. He acknowledged and thanked Patrick McDonald with the Office of the Secretary of State for sharing a newspaper article and images of more than 2,000 people attending the ceremony in 1922. The Legislative Building was completed six years later in 1928. The state is planning a centennial celebration in 2028. He encouraged members to take some time to look back and honor the milestone as it moves closer.

Future Announcements and Adjournment of Meeting – Action

Chair Wicker advised that information on future meetings for CCDAC and SCC is published on the DES website with meeting information, meeting dates, and meeting times. DES posts all meeting agendas, minutes, and meeting packets as they become available. The next SCC meeting is scheduled on Thursday December 15, 2022 at 10 a.m.

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With there being no further business, Chair Wicker adjourned the meeting at 10:55 a.m.

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