

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING

Remote Access Meeting
Olympia, Washington 98504
February 16, 2022
10:00 a.m.

Draft Minutes

MEMBERS PRESENT:

Dan Miles, (Chair) Architect 2
Marc Daily, Urban Planner
Randy Bolerjack (for Secretary of State)
Kristin Glandon, Landscape Architect
Senator Sam Hunt
Representative Joel McEntire
Alex Rolluda, Architect 1

MEMBERS ABSENT:

Senator Phil Fortunato

OTHERS PRESENT:

David Baker, Department of Enterprise Services
Sarah Bannister, Senate
Cynthia Barrett, Department of Enterprise Services
Ariel Birtley, Department of Enterprise Services
Emilie Brown, Department of Enterprise Services
Paul Campos, Olympia Historical Society
Sharon Case, South Capitol Neighborhood Association
Nick Clesi, Miller Hull
Clarissa Easton, Department of Enterprise Services
Chris Ferguson, Department of Enterprise Services
Bill Frare, Department of Enterprise Services
Jennifer Gerard, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services
Greg Griffith, Olympia Historic Society
Craig Gunn, Department of Enterprise Services
Ashley Howard, Department of Enterprise Services
Sidney Hunt, Department of Enterprise Services
Majid Jamali, Department of Enterprise Services
Linda Kent, Department of Enterprise Services

Jeff Landrie, DLR Group
Ann Larson, Department of Enterprise Services
Nouk Leap, Department of Enterprise Services
Matt Lubbers, BNBuilders
John Lyons, Department of Enterprise Services.
Jeff MacDonald, Department of Enterprise Services
Kimberly Marshall, Department of Enterprise Services
Jennifer Masterson, Office of Financial Management
Craig McKissick, Office of Legislative Support Services
Allen Miller, Law Offices of Allen T. Miller
Paul Parker, Olympia Historical Society
Maurice Perigo, Department of Enterprise Services
Jennifer Reynolds, Department of Enterprise Services
Justin Rogers, Department of Enterprise Services
Colleen Rust, Senate
Sarian Scott, Senate
Cynthia Stewart, League of Women Voters
Ginny Streeter, Department of Enterprise Services
James Troyer, Senate

Welcome and Introductions, Announcements & Approval of Agenda

Chair Dan Miles called the Capitol Campus Design Advisory Committee (CCDAC) virtual meeting to order at 10:01 a.m. A meeting quorum was attained.

Chair Miles welcomed newly appointed member Kristin Glandon serving in the Landscape Architect position.

Members and staff provided self-introduction.

Chair Miles reviewed the meeting agenda: Approval of the CCDAC November 17, 2022 Meeting Minutes; Renaming Campus Buildings; and an update on the Legislative Campus Modernization Project. Time has been included on the agenda to receive public comments.

Approval of CCDAC November 17, 2022 Minutes – Action

Senator Hunt moved, seconded by Marc Daily, to approve the CCDAC November 17, 2022 meeting minutes as published. A voice vote unanimously approved the motion.

Public Comment – Information

Chris Ferguson, Government Relations Coordinator, reviewed the format for offering public comment during a hybrid meeting. Public comment is limited to two minutes. As of February 14, 2023, DES received no written public comments.

Cynthia Stewart reported she is representing the League of Women Voters of Washington. She and the League support renaming the Natural Resources Building to the Jennifer Belcher Building. Ms. Belcher was a member of the League and a courageous transformational representative of women serving in an elected office. She represented the League’s principals. Although the Commissioner of Public Lands is a partisan office and the League is non-partisan in its advocacy, the League encourages all members to be politically engaged. As the first woman to break the glass ceiling of the Department of Natural Resources when elected as Commissioner, Ms. Belcher represented a model of what women can accomplish. As an advocate for a variety of state issues, the League recognizes that only one building on the Capitol Campus is named for a woman. Jennifer Belcher should be recognized because of what she achieved first as a legislator and then as the Commissioner of Public Lands. Ms. Stewart shared that her father grew up in logging camps across the state. As an adult, he believed in preserving forests, was a strong education advocate, and believed in the role the Department of Natural Resources historically played for education funding. Her father and mother became friends with Ms. Belcher over the years and supported her election. Ms. Stewart said she became a friend later as she assisted her parents at the end of their lives. She realized how Ms. Belcher served as a mentor for many women as she coached them in their careers. Ms. Stewart said she also worked for the Department of Natural Resources in the 1960s for two summers following graduation from high school and has a fondness for the role of the Department and its purpose. The committee should support honoring Ms. Belcher as she was a spectacular individual and served as the first female Commissioner of Public Lands and manager of the Department. The League requests the committee approve renaming the Natural Resources Building in her honor because of whom she represented and because of her legacy.

Renaming Campus Buildings – Action

Mr. Ferguson reported Senate Concurrent Resolution (SCR) 8402 was introduced during the current legislative session to rename the building located at 1111 Washington Street SE known as the “Natural Resources Building” to the “Jennifer Belcher Building.” Current statutory authority, RCW 43.34.090, provides the Legislature the authority to approve naming new or existing buildings on the State Capitol grounds based on recommendations from the State Capitol Committee (SCC) and the Director of the Department of Enterprise Services (DES) with the advice of the Capitol Campus Design Advisory Committee (CCDAC).

Senator Hunt reported he co-sponsored the proposed bill to rename the building. The resolution was introduced in both the Senate and House. The Senate held a public hearing on the proposed bill that has been placed on the Senate calendar pending full action by the Senate and the House. It was important to brief the committee to enable the committee to forward a recommendation. Senator Hunt noted that he knew and worked closely with Ms. Belcher. She was an outstanding legislator and served as Chair of the State Government Committee. She was a member of the group promoting equal work for women in the state through efforts on job classifications and salaries with a goal to ensure equal treatment of women. She also was a stellar person and was known as one of the “Steel Magnolias” for her efforts to ensure comparable work legislation was passed, as well as passage of the Growth Management Act. She worked on a number

of important issues and was never fearful of stepping out to lead. She was elected twice as the Commissioner of Public Lands. During her stellar career, she protected forests while encouraging the state to receive the maximum return on state lands. It is appropriate to rename the Natural Resources Building for Jennifer Belcher.

Chair Miles, noting further comments from the committee, supported the appropriate renaming of the building. He requested consideration of a motion to recommend the State Capitol Committee approve renaming the building located at 1111 Washington Street SE from the “Natural Resources Building” to the “Jennifer Belcher Building.”

Senator Hunt moved, seconded by Alex Rolluda, to recommend the State Capitol Committee approve renaming the building at 1111 Washington St. SE from the “Natural Resources Building” to the “Jennifer Belcher Building.” A voice vote unanimously approved the motion.

Legislative Campus Modernization Project Update – Informational

Chair Miles invited Clarissa Easton, LCM Project Director, DES, to provide an update on the Legislative Campus Modernization (LCM) project.

Ms. Easton reported on the completion of the Legislative Modular Building in December with Senators and staff moving to the building. The project team is completing the closeout process for the project with Hoffman Construction and MSGS Architects. The building is part of the first phase of relocation of staff affected by the various phases of the LCM project.

The LCM Landscape Peer Review Panel continues to provide essential feedback as the project team moves through the designs for the Newhouse Building and the Pritchard Building renovation. The effort has received good participation from internal and external stakeholders. The efforts are being led by Barbara Swift and Deb Guenther of Seattle.

Ms. Easton displayed an illustration of the north elevation of the Newhouse Building replacement building facing the great lawn serving as the building’s main public entrance to the four-story building. Mobilization activities have been initiated by Hoffman Construction with fencing scheduled to be installed during the week of February 20, 2023. The project team continues to update all stakeholders as the project moves forward on demolition and construction of the new building. Hoffman Construction is negotiating bid package #4 with an estimated value of \$10 million for demolition contracts, hazmat contracts, concrete and floor contracts, level 1 slab, subterranean prep, piles for the foundation, and the elevator package.

Throughout the project, the South Capitol Neighborhood Association has contributed to the conversations to ensure the building’s four sides are equally considered in terms of aesthetic treatments. The south elevation is similar to the north elevation in terms of precast and bronze-like metal surrounding all glass. The south entrance serves as the main entrance for Senators and staff. The project is on schedule to meet substantial completion by November 2024.

Hoffman Construction is on schedule with the completion of the modular building followed by rapid turnover of existing buildings on Opportunity Site 6. A public meeting has been tentatively scheduled to review the Newhouse Building project and impacts from construction to the surrounding area. Save the Date messages have been publicized for the public meeting.

The DLR Group is leading the AE team and BNBuilders from Seattle is serving as the GC/CM for schematic design for both the Pritchard Building Renovation and Expansion project and renovation of two floors of the O’Brien Building for the House of Representatives and staff. Numerous project components under consideration include site issues, parking, landscape, budget, ensuring adherence to the program

requirements for House members, staff, food service, and shared services occupying the O'Brien Building. Deliverables for the schematic design are scheduled to be delivered on February 22, 2023. Within 45 days, the cost estimate will be finalized for reconciliation by the GC/CM and the independent cost estimator from the DLR Group followed by a DES review for releasing project information in early April.

Ms. Easton reminded the committee of the intensive review by the project team of American neoclassical architecture of the historic campus, which resulted in a very good design for the Newhouse Building replacement project.

The Pritchard Building Rehabilitation and Expansion project involves a nationally registered historic building designed by Paul Thiry and completed in 1958 of Wilkerson sandstone. The building serves as a monument of mid-century architecture in the state of Washington. Schematic design is nearly completed with the intent of giving the building a new life through rehabilitation, expansion, and stabilization of the hillside. The project creates space for state offices. During early schematic design, the DLR Group compared strong vertical elements of the Newhouse Building with other existing buildings. The project team is working closely with members from the Washington Department of Archeology and Historic Preservation (DAHP). The horizontal elements of the Pritchard Building and large expanse of glazing along the front elevation of the building are critical, as well as character defining. Those elements will be rehabilitated; however existing book stacks with a 7' 7" clearance between the floor and ceiling are uninhabitable and ineffective for creating new office space. The book stacks will be removed and rebuilt with the new building expansion intersecting with new area of book stacks. The first design concept consisted of a glass box for the replacement of the book stacks. However ongoing collaboration and consultation efforts with the DAHP determined the design was not an appropriate replacement of the book stacks. Another iteration considered the type of external clad materials as the removal of Wilkerson sandstone creates challenges. The vertical elements under consideration are pre-cast terra cotta or something similar.

Ms. Easton displayed several elevations of the proposed north façade of the Pritchard Building. She explained how the new design of vertical elements, while providing views from the interior offices, would appear solid externally. The team is appreciative of DAHP for its assistance as the design team works through different design themes for the solid stacks to be replaced by a new office building providing external views of the Legislative Building. Design goals for the interior are important to the stakeholders occupying the building. The team is considering the decorum and the seriousness of the project. The interior design should be timeless while creating a sense of place with visual reference to the outdoors and the Olmsted landscape housing Capitol Campus. All interiors will be designed to achieve a 100-year lifespan. The Pritchard Building design package is scheduled for delivery next week with the pricing exercise commencing.

The design team is considering the reconfiguration of floors 3 and 4 of the O'Brien Building. Some walls will be removed with space reconfigured to add consistency to House offices. Corridors will be widened to provide adequate ADA access and places to accommodate the public meeting with legislators. The renovation will improve space for occupants of the buildings. The renovation will result in 13 offices on the third floor and 16 offices on the fourth floor. The schematic design package is in progress while the team continues to work on phasing the project.

Senator Hunt asked about the status of recycling some materials from the Newhouse Building and the Press Buildings, as well as whether the modular building would be available to house occupants displaced by the Pritchard Building project. Ms. Easton said the Newhouse project is scheduled for completion in November 2024. Current occupants will move from the modular building to the new replacement building affording space for the occupants of Pritchard to move during the construction of the Pritchard project. Timing of the Pritchard/O'Brien projects is being reviewed to ensure the schedule for the modular building accommodates

placement of occupants displaced by the projects over the next five to six years. In terms of reusing materials and saving imbedded carbon contained in the Newhouse and the two press structures, the efforts by the LCM Project Manager, Miller Hull, and Hoffman Construction have generated ideas for reuse and salvaging materials in the three buildings. Senate colleagues were involved in the assessment of sandstone, interior doors, and interior glass. Those materials will be reused in the design of the Newhouse Building. Additionally, attic spaces for the press structures resemble gothic cathedrals in Europe because of old growth framing supporting attic spaces. Old growth framing will be salvaged. A recent question from a House member spoke to the status of preserving the bronze lighting on the exterior of the building. The lighting will be salvaged and used to light the western terminus of the pedestrian bridge when it is reconstructed.

Mr. Rolluda asked whether the illustrations of vertical fins of the book stacks are sandstone. Ms. Easton said the design team is currently assessing how the panels could be reused on the south side of the building. The vertical elements as illustrated are likely precast or terra cotta. The team is pursuing an extensive assessment of exterior cladding materials to identify the right type of material to meet the value of the design. It is unlikely existing sandstone panels could be reused on the north elevation because of the dimensions of glazing the new design incorporates. Offices on floors 2 and 3 facing the Legislative Building will house members of the House. The team is striving to incorporate high performing glazing construction while enabling views from the interior.

Chair Miles asked whether the budget proviso delineates funds separately for new construction for the Pritchard project versus renovation of the O'Brien Building. Ms. Easton explained that one budget has been allocated for the Pritchard project. The team is documenting costs associated with historic preservation requirements, hillside stabilization, and other elements of the Pritchard project.

Chair Miles asked whether the integration of the addition to the Prichard Building into the Capitol Campus Landscape Plan and its relationship to South Capitol Neighborhood would be part of the schematic design package. He asked about the status of reviewing proposed initial design options as part of the schematic package at the committee's next meeting. Ms. Easton responded that the LCM Peer Review Panel received three presentations on the landscape concepts and additional information on extending conifer coverage from the hillside from the south of the building to integrate within the new landscape surrounding the Newhouse Building. The intersection of 15th and Water Street is important as a bridge for significant-sized fir trees. The "conifer collar" will wrap to the side of the building and create a strong landscape buffer between the South Capitol Neighborhood and the expanded Pritchard Building, as well as tying to the Newhouse Building. Some drawings of the landscape design will be shared during the public meeting.

Chair Miles thanked staff for the update and for their efforts on the LCM project.

Future announcements and Adjournment of Meeting – Action

For information on future meetings, visit the SCC and CCDAC website for meeting dates, minutes, and meeting agendas. The next SCC meeting is scheduled on Thursday, March 16, 2023 at 10 a.m. The next CCDAC meeting is scheduled on Thursday, May 18, 2023 at 10 a.m. At this time, all meetings are scheduled as remote/hybrid meetings. Instructions for accessing the meetings are provided on the meeting agendas posted on the DES website for each meeting.

With there being no further business, Chair Miles adjourned the meeting at 10:53 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President
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