

**CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE**  
**Regular Meeting**  
**1500 Jefferson Street, Conference Room 2208**  
**Olympia, Washington 98504**

**September 20, 2018**  
**10:00 AM**

**Final Minutes**

---

**CCDAC MEMBERS PRESENT:**

Alex Rolluda, (Chair) Architect  
Representative Beth Doglio  
Senator Sam Hunt  
Chris Jones, Landscape Architect  
Kim Wyman, Secretary of State

**CCDAC MEMBERS ABSENT:**

Dennis Haskell, Urban Planner  
Representative Vicki Kraft  
Dan Miles, Architect #2 (Vice Chair)  
Senator Ann Rivers

**OTHERS PRESENT:**

Kevin Dragon, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Chris Gizzi, Department of Enterprise Services  
Valerie Gow, Puget Sound Meeting Services  
Connor Haggerty, Legislative Support Staff  
Rose Hong, Department of Enterprise Services  
Phil Person, Department of Enterprise Services  
Linda Kent, Department of Enterprise Services  
Richard Ramsey, Senate Staff  
Melissa Van Gorkom, WA State Legislature/SCS  
Tessa Gardner-Brown, Floyd|Snider  
Marygrace Goddu, Department of Enterprise Services  
Ray Outlaw, EnviroIssues

Ann Larson, Department of Enterprise Services  
Nouk Leap, Department of Enterprise Services  
Carrie Martin, Department of Enterprise Services  
Max DeJarnatt, City of Olympia  
Jamie Elderkin, Schacht Aslani  
Jean-Claude Letourneau, Schacht Aslani  
Katy Stark, Department of Enterprise Services  
Sheri Nelson, Office of Secretary of State  
Jen Masterson, Office of Financial Management  
Debra Delzell, Department of Enterprise Services  
Bob Covington, Department of Enterprise Services  
Rachel Newmann, South Cap. Neighborhood Assn.

**Welcome and Introductions**

Chair Alex Rolluda called the Capitol Campus Design Advisory Committee (CCDAC) to order at 10:07 a.m. He welcomed everyone to the meeting.

The date and time of the meeting was published in the State Registry along with the committee's other regularly-scheduled meeting dates and time. The meeting, date, time, and agenda was published in *The Olympia* newspaper prior to the meeting.

Chair Rolluda reviewed the agenda topics: Consider nominations for 2018 CCDAC Chair and Vice Chair; Approve 2019 CCDAC Regularly-Scheduled Meeting Calendar; Review and Recommend Preferred Alternative for Capitol Childcare Center Predesign; Receive an update on Campus Physical Security and Safety Improvements; receive an update on Capitol Lake/Lower Deschutes Watershed Long-Term Management Planning (EIS), and receive an update on Capital Budget Projects.

Members and staff provided self-introduction.

Secretary of State Wyman introduced Sheri Nelson, Deputy Secretary of State.

**Approval of May 17, 2018 Meeting Minutes - Action**

**Senator Hunt moved, seconded by Representative Doglio, to approve the CCDAC May 17, 2018 meeting minutes as published. Motion carried unanimously.**

**Nominations for 2019 CCDAC Chair and Vice Chair - Action**

Chair Rolluda opened nominations for chair and vice chair positions for a one-year term beginning January 1, 2019 and ending on December 31, 2019. Pursuant to RCW 43.34, the Director of Enterprise Services (DES) formally appoints the chair and vice chair of CCDAC.

**Senator Hunt nominated Alex Rolluda to serve as chair during 2019. There were no other nominations.**

**Alex Rolluda nominated Dan Miles to serve as vice chair during 2019. There were no other nominations.**

Chair Rolluda advised that the nominations would be forwarded the Director of DES.

**Approval of 2019 CCDAC Regularly-Scheduled Meeting Calendar – Action**

Chair Rolluda reviewed the proposed 2019 meeting calendar:

- February 21, 2019 9 a.m. to 11 a.m.
- May 16, 2019 9 a.m. to 11 a.m.
- September 19, 2019 10 a.m. to 12 p.m.
- November 7, 2019 10 a.m. to 12 p.m.

**Chris Jones moved, seconded by Secretary Kim Wyman, to approve the meeting schedule as presented. Motion carried unanimously.**

**Capitol Child Care Center Predesign – Action**

Chair Rolluda introduced Bill Frare, Assistant Director, and Debra Delzell, Project Manager, DES, and Jean-Claude Letourneau, Schacht Aslani Architects.

Assistant Director Frare reported the capital budget included a proviso for a predesign for a Capitol Campus Child Care Center. The legislative proviso identified a number of sites to examine. DES contracted with Schacht Aslani Architects to perform the work. He invited Mr. Letourneau to provide an overview on the progress of the predesign.

Mr. Letourneau briefed members on the predesign proposal for the Capitol Campus Child Care Center. The predesign process involves a steering committee comprised of representatives from the Governor's Office, Office of Financial Management (OFM), DES, and the Department of Children, Youth and Families. Several outreach meetings were held with legislators and individuals within the child care community.

The legislative proviso included five criteria. The presentation focuses three criteria:

- (1) A minimum of two locations on Capitol Campus or Heritage Park
- (2) A survey of employees on Capitol Campus to determine the need
- (3) A survey to determine capacity

The 2006 Master Plan identifies opportunity sites for future development on the Capitol Campus. The process abides by the organizational elements and the principles of the 2006 Master Plan. In 2017, a study completed by Schacht Aslani Architects identified Opportunity Sites 1 (GA), 5 (Pritchard), 6 (Newhouse) and 12 (ProArts). The steering committee agreed to examine the Prichard Building site, the Old IBM site, a site east of the Transportation Building, the ProArts site, and Heritage Park (per the proviso). During site visits, the structural engineer identified the top of the Plaza Parking Garage as another potential site.

The state employee survey was completed in 2016. Results of the survey indicate a strong demand for year-round child care for infants, toddlers, and preschoolers. Approximately 73% of the respondents expressed interest in a child care center representing approximately 3,100 respondents. Approximately 917 of the respondents work on or near Capitol Campus. The survey revealed a demand for child care for 1,200 children.

The Governor's Office prioritized highest demand for year-round care for infants through preschoolers. Providing space for temporary demand was deemed not practical or cost effective.

The capacity survey documented that 40% of all child care services are not licensed to provide care for infants reflecting a gap in care. For families with multiple children, it may mean the family must use multiple child care centers creating continuity in care gaps. Child care capacity ranged from 16 to 161 children. Based on demand from the surveys, the steering committee recommended serving as many children as possible and identified a range of 150 to 200 children in a reasonably-sized child care center.

The steering committee identified a number of project needs and goals for the project:

- Serve 150-200 children from 1 month to 5 years of age
- Prioritize state employees on and near the Capitol Campus
- Provide outdoor, nature-based play opportunities
- Achieve net-zero energy and LEED Gold
- Provide exemplary, state-of-the-art spaces
- Serve as a licensing model and training resources for Department of Children, Youth, and Families and state-wide agencies
- Provide flexible multi-purpose space for training, parent-provider events, movement activities, and STEM education
- Accommodate children with special needs
- Provide a 50-year facility
- Bring joy to the Capitol Campus with parent and child interactions during the day
- Provide appropriate vehicle circulation, safety and security
- Seize the opportunity to pursue a non-partisan endeavor that services everyone
- Complete construction of the facility by the end of the Governor's term (December 2020)

The steering committee identified the need for direct accessibility from all classrooms to outdoor play spaces for both safety and easy access for teachers and children. The project should include designing specific spaces for different modes of learning, sensory, kinesthetic motion, social, and self-directed activities. The center should include covered space for outdoor activities during inclement weather. Parking requirements include one parking space for each staff member and one parking space per 10 children equating to approximately 15 drop-off spaces and 25 staff parking spaces.

A list of criteria was developed to evaluate the six sites from a high-level qualitative aspect:

- Access (vehicular & pedestrian)
- Safety and security
- Conducive spaces for early learning and outdoor play
- Conducive to creating a sense of community on campus
- Maximize site development potential
- Solar access for outdoor play and net-zero energy goal
- Site utility infrastructure availability
- Compatibility with the Capitol Campus' physical context
- Site development risks
- Funding success

Evaluation of the sites against the criteria identified the Old IBM Building site and the ProArts site as the two preferred sites. The Old IBM site has pedestrian access, offers a safe environment, and would save costs on utilities. Solar access would be challenging because of tall boulevard trees adjacent to the site.

The ProArts site is adjacent to a park, which would be conducive to outdoor play. The site has good vehicle access. Demolition of existing buildings and displacement of tenants would be necessary although existing leases are short-term. The site might not be maximized for future development potential; however, the footprint of a one-story building would maximize the site.

The site east of the Transportation Building included many attributes but is heavily shaded by trees and the Employment Security Building. The Pritchard Building site would require more renovation costs and jeopardize the project timeline. Redevelopment of the site would require a significant amount of funding as determined in the 2017 study. The top of the Plaza Parking Garage would require close coordination with a reroof project and it would have many cost uncertainties. The Heritage Park site was deemed not conducive with the community and because it is located away from Capitol Campus near railroad tracks with daily train traffic.

Senator Hunt inquired about whether the evaluation included water mitigation for the Heritage Park location. Mr. Letourneau said the evaluation was a high-level review and did not include that level of detail.

Mr. Letourneau said the effort then advanced to a more detailed evaluation of the Old IBM Building and ProArts sites.

The Master Plan identifies the Old IBM Building site as a campus gateway. The building site offers generous setbacks with two frontages from Capitol Way and Maple Park Avenue. Street improvements would be required. Vehicle access would be limited to Maple Park Avenue. The test for developing the site reflected a 2-story building housing 11 classrooms accommodating 150 children. Not all 11 classrooms could be accommodated within a one-story building with appropriate outdoor play space and parking. A two-story building would include eight classrooms on the main level for infants and toddlers (code requirement for children under 2-1/2 years of age) and three classrooms on the second floor for preschool children. Advantages of the site are its smaller size for maximized development potential and appropriately sized as a gateway building.

Representative Doglio inquired about the finding that the project would serve as an appropriate gateway building. Mr. Letourneau replied that the Master Plan identifies the site as one entry that serves as an

introduction point to the campus. The size of the building would be consistent as it wouldn't be too large as to block views of other important features on Capitol Campus.

Mr. Letourneau reported the team believes the site offers good access to green space on campus. The site would not accommodate all parking needs requiring staff to utilize an adjacent parking garage. Disadvantages of the site include a two-story building and traffic impact fees of nearly \$500,000, which is typical for that area of the City. Topography of the site changes approximately 10 feet from south to north. Adjacent buildings have pile foundations. Another determining factor is net-zero energy would not be feasible because solar access to the site is limited to six to eight months of the year because of tall trees and the Employment Security Building.

The Schacht Aslani 2017 Report (State Capitol Development Study, Opportunity Sites 1, 5, 6, & 12) identified the ability of the ProArts site to accommodate a larger development; however, no partner has been identified to date. A previous predesign study was completed for the site for a mixed use office project. The site is compatible for using Centennial Park. Improving the park would be required. The City of Olympia development standards require street improvements on three streets and the undergrounding of overhead power lines.

Representative Doglio asked whether development standards preclude locating office space within a multi-story building. Mr. Letourneau said are no regulations that would preclude co-locating the center with offices located on an upper floor.

Assistant Director Frare added that other state child care centers are located at community colleges within a multi-story building. Chair Rolluda remarked that some child care facilities in downtown Seattle with limited square footage include play areas on top of the building.

Mr. Letourneau said the ProArts site would accommodate 11 classrooms for up to 150 children. One of the major advantages of the site is the compatibility of use between the child care center and the park. Daniel Evans Street would be the focal point for the development as it provides a strong connection to the play yard. The site includes a large buildable area to accommodate a large one-story building, play yard, and parking. There are no limitations in achieving net-zero energy goals. Some of the disadvantages include similar topography changes with a change in grade from the southwest to the northeast of approximately 22 feet. Street improvements on three streets and undergrounding power lines would increase costs, as well as minor park improvements. Additionally, 60 existing parking spaces would be displaced.

Mr. Letourneau reviewed project and life cycle costs (30 & 50 years) for the preferred sites. For both site options, a cost analysis on net zero-energy was completed for comparison. Results indicate the ProArts site is the least expensive in terms of project and life cycle costs. Both sites offer lower net-zero energy costs with the analysis reflecting similar costs for both sites over the 50-year life cycle. Both sites can accommodate a realistic schedule but would require a Certificate of Participation (COP) to fund design and construction.

The ProArts site emerged as the preferred choice for a number of reasons:

- Appropriately sized outdoor nature-based play yard
- One-level facility with direct accessibility to outdoor play spaces from classrooms
- Net-zero energy potential
- Solar access to play yard

- Lowest cost option

Chair Rolluda shared several emails from Dennis Haskell and Dan Miles. Mr. Haskell asked why the committee was not involved in the site selection process. Although too late at this juncture, the question to ask is why the committee was not involved in providing input to the process and the selection criteria.

Assistant Director Frare advised that in normal circumstances, the committee would have been involved earlier; however, the timeline was shortened as the capital budget was delayed last year causing significant pressures to release the predesign concurrently with the Department's budget submittal to ensure coordination of project costs with the budget. The presentation was the earliest opportunity to brief the committee on the project. The entire project is subject to an aggressive timeline.

Secretary Wyman referred to conversations with some legislators who have conveyed some frustration concerning existing capacity within the Jefferson (DES) Building. She asked whether the team considered empty space in the Jefferson Building as an option. Assistant Director Frare acknowledged that the building was under capacity for some time; however, last spring after a restacking exercise, an additional 80 employees were relocated to the building. Today, the building is at capacity.

Representative Doglio asked about the cost of the project. Assistant Director Frare replied that the cost estimate for the project is \$13 million.

Chair Rolluda reviewed comments offered by Mr. Jones. Mr. Jones agreed with the preferred recommendation of the ProArts site but asked whether the committee should recommend whether the building should be planned and designed for the addition of future floors as the site is designated as a much larger development site. It might make sense not to preclude that option by considering future structural needs with the ground floor occupied by the child care center. He also asked about the plan for replacing displaced parking spaces. Assistant Director Frare replied that the 2017 site development study identified Site 12 and included a number of development options. Several of the options included a half-block office structure with protection of the existing park by constructing a five-story office building of approximately 148,000 square feet and 420 parking stalls (maximum build-out for the half-block scenario). The cost would be approximately \$140 million. A full-block buildout without the park of a five-story structure of 225,000 square feet with 480 parking stalls would cost approximately \$210 million. Those options are considerations during future discussions on the potential of the site for highest and best uses. Other pressures on Capitol Campus include a number of rehabilitation projects across the campus that will require swing space for employees. Predesigns are in progress for the Department of Transportation Building to replace HVAC systems, elevators, and a building seismic upgrade, which will displace employees. The ProArts site could provide swing space for that project, as well as other rehabilitation projects that are included within the Department's 10-year plan (OB2 & Temple of Justice).

Additionally, during the budget process, DES learned that the Insurance Commissioner and the State Auditor want to relocate their respective offices and function to Capitol Campus. DES was asked to include predesigns in the capital budget request. Unfortunately, the information was received too late in the budget process to include in the budget request. However, DES is now aware of those future needs. Cumulatively, the agencies require office space between 100,000 and 110,000 square feet (60,000 square feet for the Insurance Commissioner and 45,000 square feet for the State Auditor). Both requests place some additional pressures on the ProArts site. DES also advised that there was no development programmed for the ProArts site at this time.

Representative Doglio commented on the possibility of combining those space needs with the child care center project. She inquired about the possibility of designing a building that could be expanded later. Mr. Letourneau advised that it could be possible, but that the cost would be more.

Mr. Jones said the overall density of the site is low given the use (child care center). If the site could be partnered with another program, it might result in a worthwhile study. He asked about the comparison of the grade drop between the two preferred sites. Mr. Letourneau explained that the IBM site has a 10 foot drop in grade over a shorter distance. Essentially, the change in grade is similar between the two sites. Mr. Jones asked whether the team explored moving the child care building on both sites to take advantage of a more central location on the ProArts site or moving the play area to receive more southern sun exposure on the Old IBM site. Mr. Letourneau replied that various site configurations were explored. The play area could be moved to face the south on the Old IBM site but it affords less connection with the park. Mr. Jones suggested the cost of fill material could serve as the retaining element on the Old IBM site. He asked whether the City of Olympia requires an increased drip line for a significant tree (Daniel Evans Tree) as the parking lot appears to encroach upon the drip line of the tree. Mr. Letourneau affirmed the layout affords a setback from the tree.

Senator Hunt inquired about the possibility of building a larger U-shaped building. Mr. Letourneau said that option would require a review of the play area as it would likely reduce the size of the play area. The illustration features a single-loaded corridor. To increase efficiencies in developing a larger building the most efficient design would be a double loaded corridor, which might impact external play space. Removal of an existing gravel parking lot and development of larger-scale project would likely require sub-grade or underground parking.

Chair Rolluda said it appears there may be consensus to move forward with a recommendation to the State Capitol Committee (SCC) for a study for a building offering higher and best use on the ProArts site.

**Chris Jones moved, seconded by Secretary Wyman, to recommend the State Capitol Committee pursue additional study of the development density of the Capitol Child Care Center project (multi-floor construction or multi-use as part of the project or possibly added at a later date).**

*Senator Hunt offered a friendly amendment to recommend approval to the State Capitol Committee of the ProArts Site as the recommended site for the Child Care Study and include phased considerations.*

*Representative Doglio offered a friendly amendment to include one comprehensive phased study (“in one swell swoop”) as part of the Child Care Study.*

*The makers of the motion agreed to the friendly amendments.*

Secretary Wyman inquired whether the ProArts site could accommodate the space needs of the State Insurance Commissioner and State Auditor. It is likely the Insurance Commissioner and/or the State Auditor could provide some funds. Assistant Director Frare advised that both the Insurance Commissioner and the State Auditor want to be located on Capitol Campus. The location of the ProArts site might not be considered as a Capitol Campus location. If the building was sized at five stories, it is likely the building could accommodate both agencies.

Representative Doglio recommended including that option as well should both agencies consider the site as part of Capitol Campus. She added that her friendly amendment includes both agencies that want to relocate to the campus.

*The makers of the motion agreed with the additional clarification offered by Representative Doglio.*

**Motion carried unanimously.**

**Campus Physical Security and Safety Improvements – Information**

Chair Rolluda introduced Bob Covington, DES Director of Campus Security and Visitor Services (CSVSV). Director Covington provided an update on recent efforts by the CSVSV Program. Because of the sensitivity and nature of the content associated with ongoing efforts for Capitol Campus security, the presentation will cover only a general overview of efforts. Specific details associated with campus security will not be disclosed, nor would studies or findings be available for public review or comment.

Director Covington advised that the information would serve as an update on the activities occurring since the committee's last review in January during a joint meeting with the SCC.

Capitol Campus is comprised of approximately 468 acres and includes the West and East Campuses, five parks, Capitol Lake, and Deschutes Parkway. In January, Director Liu recognized the need to focus and emphasize the development of a security program for Capitol Campus. Subsequently, the CSVSV Program was established with Director Covington serving as the Director to create the program. His position is funded through June 2019 in addition to a half-time account temporary position providing administrative support. Efforts are focused on creating a sustainable security program for Capitol Campus and improving the safety and security of people and property on the campus.

One of the first steps was creation of the Washington Interagency Security Committee (WISC) comprised of representatives from all agencies located on campus, as well as off-campus agencies. [WISC was modeled after the Department of Homeland Security's Interagency Security Committee (ISC). The ISC includes representatives from each federal agency. WISC is building an understanding and transparency of campus activities and identifying risks and exposures, as well as working collaboratively with contributions by each agency. WISC leverages the security, emergency management, and law enforcement expertise of participating agencies.]

The Washington Interagency Security Committee meets on the first Tuesday of each month. The meetings are co-facilitated by Director Covington and Captain Alexander, Washington State Patrol (WSP), who is assigned as the Captain of the Special Operations Division with responsibilities for the Capitol Campus WSP detachment. DES contracts with WSP for law enforcement services for the entire campus.

In December, monthly meetings were initiated to build upon a similar pattern followed at the federal level. An interagency security committee at the federal level includes a representative from each federal agency. The committee's focus is building an understanding and transparency of campus activities and identifying the risks and exposures, as well as assessing the work and collaboration of the resources contributed by each agency. Each agency has a level of security, law enforcement, and other areas of expertise.

During a recent engagement with the WISC, feedback was sought after seven months of meetings on expectations, what is occurring, what is working well, and what could be improved. Much of the feedback was positive with members sharing feedback on the need to understand the connection of issues occurring on Capitol Campus. The WISC provides a good network of security, law enforcement, and safety professionals to share information for improving security and safety on the campus. Other work

includes creating an Active Threat Resource Manual to improve efforts for roles and responsibilities of different entities on campus. House Security and Senate Security include professionals overseeing those organizations. WSP provides a small detachment for law enforcement activities on the campus.

Additionally, CSVS delivers other services, such as close-circuit TV (CCTV), duress systems, building access control systems, and activities served by those systems. What is lacking is a security program providing security services to agencies located on campus beyond the House and Senate.

The CSVS Program acquired and is deploying a building access control solution. The system operates on a unified security platform. The building access control component replaces two antiquated building access control systems on campus. The current systems are no longer supported by vendors. The new system provides an enterprise class solution and creates a foundational component for the entire campus. The system and platform will provide the means to integrate campus CCTV or video systems, duress systems, and incident crisis notification and response systems. Director Covington described the capabilities and functionality of the new system to move the campus from a reactive stance to a proactive stance when response is warranted to address safety or security activities on campus. Implementation of the system is progressing well and is scheduled for activation prior to the 2019 legislative session. The system was selected in close partnership with WSP, House, Senate, Legislative Support Services, and Temple of Justice partners. After deployment in all legislative buildings, completion of all remaining buildings is scheduled by June 30, 2019.

Chair Rolluda asked whether the system would also be deployed to the East Campus as well as facilities in Lacey and Tumwater. Director Covington advised that the system would be deployed on the East Campus but not the Tumwater or Lacey satellite campuses. However, the system will be installed in other buildings receiving DES support services (existing Perry Street Daycare Center, Sunset Building, and several other facilities adjacent to or near the campus).

CSVS continues to evaluate public space use rules. The last update was in 2008. The review will continue through the current fiscal year. Following completion of the review, recommendations will be presented on potential opportunities and needs to refine existing campus rules for public space or potentially modify, adjust, or implement new campus rules. Current rules for displays on Capitol Campus do not account for changes in technology, such as the projection of images. The review will ensure clarity and alignment of rules to identify what is or is not allowed for displays. The CCDAC and the SCC will receive briefings on the results of the review.

Through a legislative proviso, direction was provided to conduct a Capitol Campus Study on security. CSVS and its security partners selected a consulting firm to complete the study. The firm has been engaged since May 2018. The study of all campus security includes physical security, staffing, organizational structures, and an evaluation and comparison to other state capitals. The consultants have exceptional technical resources to evaluate physical security systems, operations, and staffing models. One member of the consultant team is the retired Deputy Chief of Police at the U.S. Capitol. As part of the comparative study, Washington State was identified as the largest state capital in the nation in terms of acreage and geography. It is in the top five capitals in the nation in terms of population on campus; however, Capitol Campus is in the bottom 20% for staffing security and law enforcement services on a campus. Staff anticipates completion of the study by the end of October 2018. The consultant team is working closely with security partners in the House, Senate, executive branches, and Judicial. Recommendations would include funding recommendations for projects during future biennia by order of priority, staging, or where dependencies exist between operating and capital budgets.

Senator Hunt asked whether the qualifications of security personnel for the House and Senate would be examined as part of the study. Director Covington said he is unsure as to whether the study includes examining qualifications for specific positions other than some recommendations could be offered for certifications of some security positions.

Secretary Wyman thanked Director Covington for his and his team's work. The campus is an interesting environment year-round especially when the Legislature is in session when there is a higher level of safety and security efforts. An incident occurred at the Office of the Secretary of State (OSOS) six months ago where the Governor's Office was locked down because of a suspicious package. The OSOS was notified that the incident was likely a false alarm, which provided some sense of relief until the presence of the bomb squad in full uniforms advanced up the stairs. Many employees perceived that situation as a message of employees being expendable. Although the state conducts fire and earthquake drills, agencies also need active shooter training because it is the reality of the workplace in today's era. That needs to be a high priority as much as security and safety of employees and the public on campus at any time of the year. When it comes time to speak to the committees and the Legislature, she is certain other members of the committee would be willing to testify along with her support, as it needs to be high priority. Although legislators attending session once a year experience a higher level of visible security, they are not present during the other times of the year. Security during the entire year should be elevated because it is important for employees on the campus to feel just as valuable.

Director Covington offered to provide an executive briefing to the CCDAC and SCC during an executive session on some of the campus vulnerabilities and details from the study.

Mr. Jones asked about the status of a previous inquiry surrounding physical recommendations that could impact the Master Plan, such as vehicular access to historic buildings on campus and whether the study might include any recommendations on physical changes on the campus. Director Covington affirmed the study would include some similar recommendations but noted that in terms of the Master Plan, there would be an opportunity to address some of the security issues from a master planning perspective to ensure security is a focus for new buildings or during renovation of buildings. Mr. Jones offered to assist master planning efforts because of his knowledge of different challenges and appalling treatments for security at other historically significant buildings.

Planner Dragon added that master planning activities on the campus must also be mindful of the open public campus where the public can access while also providing campus security. Balancing those priorities will be an important aspect of the entire process.

Director Covington added that another group involved in security efforts are campus security partners comprised of the Directors of Security of the House, Senate, WSP, Legislative Support Services, and the Chief of Police for the Department of Fish and Wildlife and the Department of Natural Resources. The group meets weekly to discuss many of these issues to include a direct focus on the study and the Active Threat Resource Manual. The House Security Department has exceptional emergency management background experience and expertise on the campus and is contributing significantly in the development of the plan.

Mr. Jones asked whether recommendations would be reviewed by the committee pertaining to the placement of cameras, signage, and key fob readers prior to implementation as those technological components can add clutter to buildings and public spaces. Director Covington responded that the study would entail an iterative process for developing a set of security recommendations that are packaged and presented to enable the authorizing environment the ability to determine what elements would be funded.

At that point, the process provides opportunities in conjunction with the master planning effort to consider some design issues on how utility and function of various security elements mix with campus aesthetics. Future conversations would need to address how to structure that review and work with the committee once those milestones have been attained.

Senator Hunt asked whether recent efforts included the City of Olympia Police Department and the Olympia Fire Department. Director Covington affirmed that the City of Olympia and the Police Department were interviewed by the consultants during research of information and documentation of incidents in areas adjacent to the campus. Invitations were extended to those agencies to attend the campus security meetings. The House partner who is assisting with active threat planning has solicited participation from the Olympia Fire Department, Thurston County Emergency Management, Thurston County Coroner's Office, and other community partners to ensure all voices are part of the process.

**Capitol Lake/Lower Deschutes Watershed, Long-Term Management Planning (EIS) - Information**

Chair Rolluda recognized Carrie Martin, Asset Manager, and Debra Delzell, Project Manager, DES; and Tessa Gardner-Brown with Floyd|Snider, and Ray Outlaw with EnviroIssues. The project team will provide an update on the Capitol Lake/Lower Deschutes long-range planning effort.

Ms. Gardner-Brown, Senior Environmental Planner, Floyd|Snider, reported she worked with DES and stakeholders during Phase 1 of the planning process as directed by a legislative proviso in 2015 concluding with a report to the Legislature in 2016. The planning effort is moving forward with Phase 2 to identify a preferred alternative for long-term management of the resource. The purpose of the briefing is to describe the process and reengage the committee within the process as it moves forward.

The Capitol Lake/Lower Deschutes Watershed includes the 260-acre waterbody located on Capitol Campus. Capitol Lake/Lower Deschutes Watershed is maintained by DES under a long-term lease agreement with the Department of Natural Resources. For several decades, stakeholders and DES have evaluated ways to manage the resource over the long-term with several alternatives identified during those discussions. The alternatives include a managed lake, restored estuary, a hybrid option, and no action. The managed lake alternative would include additional strategies and actions to improve water quality, manage sediment, and restore active community use of the resource. Those goals would also be achieved by the restored estuary alternative through restoration of tidal flow by removing the Fifth Avenue Dam and restoring estuarine conditions to the 260-acre water body. The hybrid alternative is similar to the restored estuary, as it would also include removal of the dam and introduction of tidal flow while also retaining a portion of the north basin as a reflecting pool. The no action alternative is required as the baseline to measure all other alternatives. Over the decades of working with stakeholders and community groups, a number of sub-options have been submitted, which will be included in the process for evaluation on how well the options measure against project goals and alternative goals and objectives.

Key issues surrounding the resource include water quality standard violations with Capitol Lake exceeding phosphorous levels, which cause algae blooms that deplete dissolved oxygen in Capitol Lake and the adjacent Budd Inlet, using up oxygen essential for the health of fish and other aquatic life. Currently, approximately 35,000 cubic yards of sediment travels from the Deschutes River and into the Capitol Lake basin each year. Sediment deposited into the basin each year has created a shallow lake with less water storage and increasing water temperature. The basin is also impacted by plant and animal invasive species to include the New Zealand mudsnail, Eurasian watermilfoil, purple loosestrife, and nuisance species around the lake (Canada geese and nutria) and restricted active community use of the resource. Since 2009, all public use of the waterbody has been prohibited. Any of the long-term

management alternatives under study would improve water quality, manage sediment, manage or eradicate invasive species, and restore community use of the resource.

DES is moving forward to complete an Environmental Impact Statement (EIS) of the Capitol Lake/Lower Deschutes Watershed under the State Environmental Policy Act (SEPA) by a funding appropriation provided in early 2018. The proviso directs DES to develop an EIS to evaluate the alternatives, as well as other directives to address sediment transport, develop mitigation plans to reduce potential impacts from the project, conduct an economic analysis to identify potential economic impacts to downstream resources, and continue to work with partner agencies to develop a shared funding and governance approach for long-term management of the water body resource.

In April, DES released a bid for a consultant. Floyd|Snider was awarded the contract in June. The effort includes an interdisciplinary team working with Floyd|Snider and DES. Start-up activities officially began in July. Work on the EIS is scheduled to begin next week.

Ms. Gardner-Brown shared an illustration of the key milestones in an EIS as required by SEPA. The first step scheduled to begin next week includes scoping the process through outreach to agencies, tribes, communities, organizations, and the public to request feedback on what should be evaluated during the EIS, key areas to consider, and identify whether there are other alternatives to evaluate. The official public comment period begins on Wednesday, September 26, 2018. DES has doubled the standard 21-day comment period to ensure all information is captured and the public is afforded an opportunity to engage.

In early 2019, the process will move forward to technical evaluation and analysis of the alternatives. A variety of environmental disciplines will be studied to include sea level rise. The City of Olympia is studying sea level rise. The EIS process will engage the City of Olympia to ensure both processes are consistent and in sync.

At the conclusion of the process, a draft EIS will be issued summarizing all technical information in a reader-friendly format for the public. A second public comment period will follow. Because of the complexity of the EIS, the process will take approximately three years to complete. The final EIS will identify a preferred alternative for long-term management of the resource.

DES is committed to a robust and significant outreach process and is working with a number of stakeholder groups. The process will re-engage the Executive Work Group comprised of representatives from the cities of Olympia and Tumwater, Thurston County, Port of Olympia, Squaxin Island Tribe, and DES. The Executive Work Group serves as the advisory group providing feedback throughout the process. A Technical Work Group will review study details. The Technical Work Group includes technical representatives from the entities on the Executive Work Group, along with representatives for the resource agencies, (the Departments of Natural Resources, Ecology, and Fish and Wildlife.) The Funding and Governance Workgroup will work on a shared funding and governance model. Quarterly meeting updates will be provided to the CCDAC to ensure members are updated and engaged as part of the decision-making group. The next update is scheduled in early 2019 to share results of the public scoping process and definition of the EIS scope.

Ms. Gardner-Brown emphasized that DES is committed to working above and beyond the requirements of an EIS in terms of connecting with the community, as there will be many planned opportunities for briefings or engaging the community to ensure everyone is involved in the process.

The initiation of the scoping process begins with the issuance of a scoping notice to launch the EIS as prescribed by SEPA. At that time, DES will launch a website and an online open house for the public, tribes, and agencies to provide comments. Stakeholder briefings are scheduled throughout the next month. In October, three-hour public meetings have been scheduled in the City of Olympia in an open house format to learn about the project, as well as an opportunity for individuals to provide comments to DES and the consultant team on issues to consider as part of the EIS.

Between now and early 2019, DES and the consultant team will complete the scoping effort, which includes a review and summarization of all public comments. At that time, CCDAC will receive a briefing on the results of the public process and what the EIS will evaluate. Technical analysis will begin in early 2019.

Engagement of the CCDAC is a key element of the process. Briefings will provide an opportunity for the CCDAC to ask questions and provide feedback. At the end of the process in 2021, a Final EIS will identify a preferred alternative for long-term management of the resource.

Secretary Wyman asked about the next steps following the recommendation of the preferred alternative. Ms. Gardner-Brown reiterated that the identification of the preferred alternative would be through an extensive public process supported by science and technical analysis. Moving forward with the decision to construction would be based on funding appropriation and legislative approval. Those steps are an important part of the effort by the Funding and Governance Work Group, which will forward a recommendation and garner support from the Legislature.

Mr. Jones asked about the potential recommendations within the EIS for more provisions for community use of the lake. Ms. Gardner-Brown replied that community use of the resource would likely be different between the alternatives. However, maintaining it as a community resource is important. Each alternative will evaluate how it will provide adequate recreational and community use opportunities. Community use has been identified as one of the important goals, with each alternative measured on its unique ability to fulfill that goal. Community use was restricted in 2009.

#### **Capital Projects Update – Information**

Chair Rolluda introduced Bill Frare and Chris Gizzi, Campus Architect, DES. The project status update will provide next steps for several important capital projects of interest to the committee.

Assistant Director Frare provided an update on the following projects:

- **Newhouse Replacement Predesign** – The capital budget includes \$450,000 to complete a predesign to identify three options with several sub-options. DES retained Schacht Aslani Architects to assist with predesign efforts. Currently, outreach to stakeholders is underway to assist in identifying the project scope and programming needs. A project design team was established to assist in the collection of information. Next steps include identifying spatial relations of various function and programmatic alternatives. An alternatives analysis will be presented to CCDAC in November.
- **Capitol Campus East Washington Butte** – The project is intended to create a feature in Heritage Park representing eastern Washington through a grant opportunity by the Department of Commerce. The project architect has been selected. Ongoing updates will be provided as the project progresses. *Senator Hunt added that he has been in discussions with the Chair of the Yakima Indian Nation about the possibility of obtaining some Yakima basalt. He offered to share contact information with Assistant Director Frare.*

*Chair Rolluda asked about the architect selected for the project. Architect Gizzi advised that the architect is Camby Design. The landscape architect has not been identified at this time.*

- **West Capitol Campus Ground Beautification** – The project is a grant opportunity through the Department of Commerce. DES hired a half-time grounds and nursery specialist. Project elements include the installation of flower baskets within the flag circle, improvements surrounding the Cherberg and O'Brien Buildings, Sundial, and along Pleasant Lane. Drainage improvements were completed, as well as replacement of sod in some areas where necessary. Additional equipment was also purchased for grounds and building personnel. *Representative Doglio asked about any planned improvements to a picnic area located west of the O'Brien Building. Assistant Director Frare advised that the area was not included in the work plan for this particular project. Senator Hunt asked about the area between the South Capitol Neighborhood and the campus. Assistant Director Frare affirmed that the area is included within the work plan. Senator Hunt complimented staff for beautification efforts. Assistant Director Frare added that within the operating budget, DES requested additional funds for landscaping and one additional FTE for the West Campus to assist in sustaining the level of investment over time.*
- **East Plaza Infiltration and Elevator Repairs** –The roof over the Plaza Garage began experiencing leaks in 2008/2009. The next phase of the project is scheduled on the south side of the Plaza Garage. The project delivery method selected for the project is the GC/CM process. Selection of the contractor occurs by prior to construction through a qualifications-based selection to enable the designer and contractor to work together on the design. That effort results in better bid estimates and improved coordination of project staging and identifying problematic elements to create a better project design earlier in the process. The general contractor is only allowed to self-perform 30% of the work with the remaining work bid to subcontractors affording the benefits of a low bid while achieving the benefits of the contractor and the designer working collaboratively early in the process. The project architect has been selected. DES is in the process of selecting the GC/CM contractor. The architect is Cornerstone Architecture in Seattle. *Mr. Jones asked whether the project includes a water-proofing specialist. Architect Gizzi affirmed a water specialist company is working directly with DES.*
- **Relocate Mural from GA to 1063** – DES received no bids to relocate the mosaic mural. After closure of the bids, DES was contacted by a contractor expressing interest in the project. DES repackaged the bid and marketed the proposal to ensure contractors were informed of the opportunity to bid. Bids are scheduled for opening on September 27, 2018. DES anticipates the relocation of the mural to be completed by January 2019.
- **Legislative Building Exterior Preservation and Cleaning (Dome Cleaning)** – The contractor applied a cleaning application to the dome as a test location to review the cleaning methodology and the effectiveness of the product. The delay in approval of the capital budget created some staffing issues and generated some concerns that the project might not be completed by this season. Staff has been very effective in hiring a designer to prepare plan specifications and estimates as required by the RCW prior to releasing a bid. The bid process entails some time through the completion of the bid award. The work is scheduled for completion by the end of this season and prior to the 2019 legislative session. *Senator Hunt commented on disappointing rate of escalation in the deterioration of the dome's appearance since the last treatment. He assumes that the issue has been considered and that the solution will result in a longer-term remedy. Architect Gizzi advised that during the previous cleaning of the dome, a decision was rendered not to use biocide remediation. This time,*

*the cleaning will use an application of D/2 Biological Solution, a biodegradable compound that breaks down lichen and other organic growth on the dome. Applications of the product have been completed to test the effectiveness of the product in different concentrations and the application methodology. The project is similar to an application of soap where the product is scrubbed onto the dome with the product foaming. The area of application is then rinsed after 24 hours followed by another application, which remains and soaks into the stone. The intent is selecting a product that breaks down lichen for a longer period. Other options considered included sealing compounds or other compounds preventing water infiltration. Experiments were conducted with some of those products. This year, DES is approaching the cleaning with a conservative application with different products tested in other areas to assess long-term results.*

*Senator Hunt asked whether DES included any budget requests for repair or replacement of elevators in the Legislative Building. Assistant Director Frare advised that within the budget package, funds are included for modernizing elevators in the Legislative Building. Architect Gizzi added that DES is embarking on a modernization project this biennium to assess all elevators managed by DES to determine needs and which elevators require immediate attention. DES plans to initiate some elevator projects during the current biennium with projects continuing into future biennia with requests for additional funding.*

#### **Other Business**

Assistant Director Frare reported Dennis Haskell has advised that after his term has expired on the committee, he is not planning to reapply. His last meeting will be the November meeting.

#### **Public Comments**

Chair Rolluda invited public comments. There were no public comments.

#### **Next Meeting Date**

The next meeting of the State Capitol Committee is on Thursday, October 18, 2018 at the Senate Rules Room at the Legislature Building from 10 a.m. to noon.

The next meeting of the CCDAC is on Thursday, November 8, 2018 at DES from 10 a.m. to noon.

#### **Adjournment**

**With there being no further business, Chair Rolluda adjourned the meeting at 12:00 p.m.**

Prepared by Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

Approved with corrections by CCDAC at its regularly-scheduled meeting held on 11/08/2018.