

# CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

Regular Meeting  
1500 Jefferson Street  
Conference Room 2208  
Olympia, Washington 98504

November 7, 2019  
10:00 a.m.

## Final Minutes

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### MEMBERS PRESENT:

Alex Rolluda, Chair, Architect  
Representative Beth Doglio  
Chris Jones, Landscape Architect  
Representative Vicki Kraft  
Mark Neary, for Secretary of State

### MEMBERS ABSENT:

Marc Daily, Urban Planner  
Senator Sam Hunt  
Dan Miles, Vice Chair, Architect #2  
Senator Timothy Sheldon

### OTHERS PRESENT:

Sharon Case, South Capitol Neighborhood Assn.  
Max DeJarnatt, City of Olympia  
Kevin Dragon, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
John Gilson, Walsh Construction  
Marygrace Godden, City of Olympia  
Valerie Gow, Puget Sound Meeting Services  
Kurt Haapala, Mahlum  
Caroline Hanser, Department of Enterprise Services  
Majid Jamali, Department of Enterprise Services

Jim Keller, Site Workshop  
Nouk Leap, Department of Enterprise Services  
Carrie Martin, Department of Enterprise Services  
Jennifer Masterson, Office of Financial Management  
Annette Meyer, Department of Enterprise Services  
Rachel Newmann, S. Capitol Neighborhood Assn.  
Phillip Person, Department of Enterprise Services  
Anne Roderer, Mahlum  
Wayne Skill, Department of Natural Resources  
Ronell Witt, Department of Enterprise Services  
Oliver Wu, Department of Enterprise Services

### Welcome and Introductions

Chair Alex Rolluda called the Capitol Campus Design Advisory Committee (CCDAC) meeting to order at 10:01 a.m. A quorum was not present.

Chair Rolluda recognized new members Senator Timothy Sheldon, who was unable to attend the meeting. Chris Liu, Director, Department of Enterprise Services, appointed Marc Daily to serve on the committee in the Urban Planner position. Mr. Daily was unable to attend because of a scheduling conflict. Mr. Daily has over 20 years of urban and environmental planning experience in private and public sectors. Mr. Daily is the Executive Director of Thurston Regional Planning Council (TRPC) in Olympia. The agency's emphasis is on transportation and land use planning to benefit the Council's 22 members. Prior to joining TRPC, Mr. Daily served as Deputy Director of the Washington Puget Sound Partnership (PSP), the state agency leading regional collective efforts to restore and protect Puget Sound. Mr. Daily's time at PSP included one year as the Acting Director and serving as a member of Governor Insee's Executive Cabinet.

Chair Rolluda reviewed the agenda topics: Approval of CCDAC September 19, 2019 minutes and updates on the Capitol Childcare Center project, Insurance Commissioner Office Building Predesign, Global War on Terror Monument Planning, and Capital Projects.

**Approval of Minutes – September 19, 2019 SCC-CCDAC Meeting & September 19, 2019 CCDAC Meeting - Action**

Chair Rolluda deferred Agenda Item- Approval of Minutes to end of meeting to allow for late arrivals of other committee members because of the lack of a quorum.

**Capitol Childcare Center – Progress Update - Informational**

Chair Rolluda recognized Oliver Wu, DES Project Manager.

Project Manager Wu introduced Anne Roderer, Professional Staff, and Kurt Haapala, Partner, with Mahlum; Jim Keller, Landscape Architect, Site Workshop; and John Gilson, Senior Project Manager with Walsh Construction.

Ms. Roderer updated the committee on the status of the Capitol Childcare Center project. The three main driving themes for the project are Campus Context/Gateway, Site Sustainability, and Child-Centered Early Learning. The project site is located at the corner of Capitol Way and Maple Park Avenue. The four-sided site faces East Plaza to the north and the Department of Employment Security Building to the east and south. The project will improve pedestrian access and maintain view corridors for campus neighbors and surrounding residential neighborhoods. The property fronts Capitol Way along the west side.

Capitol Way serves as a gateway boulevard to Capitol Campus with a native edge, an element that will be incorporated within the project. The site is accessible for all forms of transportation and will feature a main pedestrian corridor surrounding the site with accessibility by bicyclists, pedestrians, transit, and vehicles.

The building is organized into childcare spaces, outdoor learning spaces, office and shared spaces, and building support spaces. The site design features a double-loaded corridor to optimize efficiency with a shift to maintain views from the interior to the exterior. The interior arrangement of classrooms optimizes the relationship to a dedicated outdoor classroom for each interior classroom. Outdoor classroom spaces use a concept of a liner to break down the scale of the building to provide the children with a tactile experience within the space.

Mr. Keller reported the 30,000 square-foot project site is small and incorporates 10,000 square-feet of programmed space making the site arrangement critical. Four different zones are the entry courtyards at the Maple Park Avenue side and the East Plaza side. Gateway landscape envelops the entire building with a focus on the edge and corner of Capitol Way. Outdoor play spaces are designed to interact with the building interior program and parking area. An existing driveway will be utilized to protect existing trees along Maple Park Avenue. Several options were explored for the site with the team focusing on Option B because it borrows from the existing landscape along Maple Park Avenue to provide pedestrian circulation that is clear and coherent and to separate pedestrians from vehicles. The site includes 14 temporary drop-off spaces for dropping off and picking up children. That location has been moved toward Capitol Way to enable an entry courtyard experience for pedestrians walking from the parking garage. A future crossing is planned on Capitol Way linking to an existing bus stop and to a potential future route.

The sustainable landscape gateway along Capitol Way will serve also as security for the site by the inclusion of a rain garden edge for the collection of stormwater. The edge includes a depression to prevent entrance by vehicles. The parking lot will be barricaded by site boulders. Site lighting will be added for security and access.

Mr. Haapala outlined the environmental and energy performance features of the project. The project provides an opportunity to achieve net-zero energy consumption through solar access using a photovoltaic array and cross laminated timber (CLT), which provides multiple benefits as the material sequesters carbon and produces an aesthetically-pleasing facility while achieving some seismic benefits. CLT is an innovative wood technology product. The envelope of the building considers the aesthetic contextual response to the surrounding campus. The materials must not only inspire early learners, the materials must also meet the context of the campus. The team explored the use of cement panels as a strategy at a smaller scale as it evokes a sense of durability and a sense of grandeur that maintains the context of the campus. The layering of more tactile materials at the entries and student spaces provide a balance of a durable aesthetic with a softer edge.

Mr. Haapala shared some illustrations of building concepts utilizing a wall system of cement cladding with wood material at entry points to soften the entry. A fence will serve as an integrated element of the architecture. The team is studying fencing options. The building design is intended to create a level of visual interest to support the gateway to the campus. Although the building is small relative to other campus buildings, the project must also modulate from the residential scale to a more monumental scale, which can be challenging for the designers. The team is studying different material options for fencing.

Ms. Roderer reviewed the programming/design for achieving child-centered learning. The goal is designing spaces that foster creativity and joy that are bright and airy and connected to nature at a child scale. She displayed some concepts of interior spaces. The use of CLT offers warmth as an exposed element in some locations. The floor plan includes a slight shift by consolidating two pre-school classrooms to enable dedicated outdoor learning spaces. Some of the prior volumes of space will respond to the changes in design. The proposal optimizes the layout while separating the resources and the building support spaces to a separate wing to control acoustics while improving efficiency.

Mr. Keller spoke to the outdoor learning environment as the site is surrounded by trees. Natural play elements will use wood, logs, sticks, wood carpeting surfaces, understory areas, integrated plantings, and the transition of CLT from interior spaces to natural exterior wood elements to reinforce the learning environment using simple and tactile designs to engage the children.

Ms. Roderer invited questions from the committee.

Mr. Jones asked whether the swale located along the west side would handle stormwater from the building and parking lot. Mr. Keller affirmed the swale serves as a biofiltration swale. The team is working through some drainage issues in terms of downstream piping with the City of Olympia.

Mr. Jones asked about the security aspect of placing boulders along the southern edge of the building. Mr. Haapala advised that the team is considering the nature of Capitol Way in terms of fencing and vegetation. Many elements are under consideration to increase the level of physical safety and visual screening.

Chair Rolluda asked about the architectural façade in terms of a large window for each classroom and transitioning interior space to the exterior. Ms. Roderer said the intent is for a two-window system with the door incorporating a sidelight from floor to ceiling along with a smaller window of a child scale size. Chair Rolluda said his comment pertains to maximizing the amount of natural light from an educational facility perspective, as well as for energy efficiency. He asked whether design sequesters light to one corner and minimizes the amount of natural light. Ms. Roderer advised that the design incorporates more windows that are difficult to distinguish in the model at this point in the design.

Chair Rolluda inquired about the introduction of more colors within the building materials. Mr. Haapala replied that at this point, the team is establishing the framework of the materials and will introduce colors and tone as the design proceeds. Ms. Roderer added that the intent is to maintain a neutral palette with metal accents around the windows that could potentially provide some color. Foreground material would be neutral to highlight the textural elements.

Representative Doglio expressed support for the inclusion of embodied carbon within the building materials. She noted that it is also possible to drive carbon emissions down within various products by the choice of the materials. She asked how much the team anticipates reducing carbon emissions in terms of the choice of materials. Ms. Roderer replied that health and low-carbon are two main drivers of the project. The team is tracking health factors and carbon emissions for all materials. Several different tracking processes have been established to track materials. The first big step is moving to the use of CLT, alloy steel, and concrete. The LEED goal target for the project is Silver. Energy points are tentative at this time because of uncertainties tied to whether the facility can tie into the campus system. As a result, the team is identifying and tracking material efficiencies.

Representative Doglio asked whether the team is using the ICE (Inventory of Carbon and Energy) Database. Ms. Roderer said all available databases are being utilized with tracking and tallying completed by using an internal tracking system. Representative Doglio asked whether the tracking is driven by the Governor's Executive Order or the goals of the project. Ms. Roderer said the efforts are based on both the goals of the project and the Governor's directive.

Mr. Haapala added that the team has developed a healthy materials strategy for materials, as well as to meet energy performance requirements established by the firm. The project is desirable as it enables the firm to partner with the state to meet aspirational goals around innovative materials and net-zero carbon emissions. It is important to give young children healthy environments where they can explore and experience the world.

Chair Rolluda asked whether the design team considered collection of stormwater for use as reclaimed water. Ms. Roderer said the issue has been addressed. The campus has future long-term plans for using purple pipe reclaimed water. Manager Dragon added that reclaimed water is not available at this time on campus; however, the use of reclaimed water produced from the LOTT Clean Water Alliance downtown plant is a long-term capital project identified by DES. Reclamation of stormwater for this particular site would not be conducive because the site is small and compact and the cost advantage would be minimal in terms of the project's fixed budget and compressed timeline to complete the project. The procurement of the project is through a Progressive Design-Build contract which moves the design rapidly to attain decisions and direction to establish a price and the schedule to deliver the project on time.

Ms. Roderer noted that because of the schedule, reclaimed water and purple pipe was determined to be a big expense and a future option; however, management of stormwater on site is a priority.

**Insurance Commissioner Office Building Predesign – Informational**

Chair Rolluda recognized Majid Jamali, DES Project Manager. Project Manager Jamali updated the committee on the status of predesign for the Insurance Commissioner Office Building.

The predesign was authorized by SHB 1102, Section 1092 to complete the following:

- Identify a program of existing and proposed space use
- Review and study parking impacts
- Identify the potential for alternative financing to fund the project
- Complete analysis of four Opportunity Sites as potential locations for the building:
  - General Administration Building – site 1
  - Visitor Center – site 68
  - Old IBN Building – site 7
  - Pro Arts Building – site 12
- Design for a high-performance building that is net-zero and has an EUI of 35 or less
- Use of cross-laminated timber products
- Procurement with energy performance guarantees such as Design-Build
- Complete a draft report to the fiscal committees of the Legislature by February 28, 2020
- Produce a final report by June 30, 2020

Manager Dragon pointed out that the predesign is part of the DES capital budget. Site 12, the old IBM Building, was included in the legislative proviso for a site to study.

Mr. Jones asked whether the predesign will consider the feasibility of the remaining three sites. Project Manager Jamali affirmed the predesign will consider the feasibility all four sites.

Project Manager Jamali reported the predesign will study the opportunity of a combined facility of the Office of the Insurance Commissioner (OIC) and the Department of Children, Youth, and Families (DCYF). The following space summaries were provided by each department:

- OIC existing facilities total 44,200 square feet for 235 employees
- DCYF existing facilities total 136,600 square feet for 704 employees

A draft schedule for development of the problem statement and alternatives analysis was developed following a meeting with both departments. Technical programming and a meeting with the City of Olympia to review all requirements for the campus and the City is scheduled in November. The State Capitol Committee (SCC) will receive a briefing at its December 12, 2019 meeting. Development of the preliminary financial scenarios with DES is scheduled by December 17, 2019 followed by a review of the preferred alternatives with DES and the agencies on January 9, 2020. Submittal of the draft predesign is scheduled between February 5 and February 18, 2020. The CCDAC will receive a presentation on the draft predesign at its February 2020 meeting.

Manager Dragon explained that the effort involves a two-phased approach because of the legislation. The legislative committees will receive a report by February 28, 2020. To meet that date, much of the work will be advanced although the sequence will be off between SCC and CCDAC. The SCC will be briefed on the predesign at its December meeting; however, much of the work on the preferred alternative will occur prior to the next CCDAC meeting in February 2020.

Project Manager Jamali reported the first phase of work addresses the problem statement and alternatives analysis. The tasks will apply to eight scenarios of two facility options (stand-alone OIC and OIC and DCYF shared use facility) on four alternative sites that will include the following:

- Functional and technical programming
- Preliminary site and building layouts
- Evaluation of:
  - Parking requirements
  - Building height, bulk, and scale
  - Technical site constraints
  - Feasibility of achieving performance requirements on each site
- Identification of preferred alternative
- Cost, budget, and financing analysis
- Report preparation
- Presentations to CCDAC and SCC

Phase 1 deliverables by February 28, 2020 include:

- Executive Summary
- Problem Statement
  - Functional Requirements
  - Technical Requirements
- Alternatives Analysis
  - Alternative Sites Development Scenarios
  - Cost Analysis
  - Identification of Preferred Alternative

Mr. Jones asked whether DES is preparing the report without the assistance of an architectural consultant. Manager Dragon affirmed a consultant team includes Mithun and Schacht Aslani Architects serving as the subconsultant. Schacht Aslani Architects has much familiarity of the campus and developed the study on the Opportunity Sites.

Chair Rolluda questioned whether the procurement method would be Design-Build for the project. Manager Dragon advised that the legislation dictates performance-based. The process will examine the Design-Build procurement process on the campus and how it relates to the proposed building.

Representative Doglio noted that the Helen Sommers Building was a Design-Build procurement. She asked about the procurement method for the DES Building. Assistant Director Frare advised that the DES Building was procured through 63-20 financing, a developer-guided financing process. DES was not the lead agency for the Jefferson Building, as the lead agency was the Department of Information Services for the construction of the building. DES oversaw the construction of the Helen Sommers Building.

#### **Global War on Terrorism Monument Planning – Informational**

Manager Dragon reported a work group established by the Legislature through an operating budget provision is working to establish a Global War on Terror monument on the campus. The work group has had met once. At part of the provision, the work group has been tasked to plan for a monument for Washington fallen service members. The work group's responsibility includes providing information on anticipated funding necessary for the design, construction, and placement of the new memorial, permit

requirements and other restrictions for determining a recommended location; ongoing maintenance based on potential materials and historical maintenance of other memorials, an unveiling ceremony or other expenses necessary for the monument; and recommendations for an agency, committee, or commission to coordinate the design, construction, and placement of the monument. Submission of a final study to the appropriate legislative committees is required by November 1, 2020.

Guiding information is included in WAC 200-230 that identifies and outlines the process for the design and placement of a major monument on the campus. The WAC ensures the applicable location is based on a broad review of the campus in the placement of monuments within the landscape and to ensure the integrity of the campus over the short-term needs and the long-term goals. The WAC outlines a deliberative review and approval process involving the CCDAC, SCC, Arts Commission, and DES. Typically, the process entails a proponent/sponsor offering a monument plan to DES with the work group working directly with the proponent to advance the proposal through the review process. The Legislature defines a major work as a statue, monument, sculpture, or work of art. A minor work is defined as smaller plaques, furnishings, trees, benches, or shrubs, etc.

Mr. Jones asked whether there are any examples of recent similar efforts. Manager Dragon affirmed DES has compiled a list of major works, such as the Law Enforcement monument.

Manager Dragon noted the composition of the work group is identified in the statute as well and includes one member of CCDAC. Chris Jones is representing CCDAC as an appointed member.

DES is responsible for the design and placement of major and minor works on campus to include a review and overview of the designs and placement. The CCDAC provides for the review of the architectural, aesthetic, functional, and environmental excellence and provides input on the landscaping plans and designs. The SCC approves the design and site and the development plans for permanent and temporary placement on the campus.

Manager Dragon reviewed next steps and the timeline. The next meeting of the work group is scheduled at the end of November. Members will discuss the process for design and cost estimating. Both CCDAC and SCC will receive regular briefings on the process.

Manager Dragon referred to a photograph of a travelling Global War on Terror memorial flag containing dog tags from each fallen service member as an example. The exhibit travels around the East Coast. The work group will explore what other states have completed for similar memorials.

### **Capital Projects Update – Informational**

Chair Rolluda invited Manager Dragon to provide an update on capital projects.

Manager Dragon provided a brief overview of several major campus projects:

- **Campus-wide Sidewalk Repair** – The project includes pavement adjustments and curb improvements to improve ADA access throughout the campus. The project included ADA access to the Sunken Garden. Pathway improvements have been completed. Remaining work includes some areas to be identified for ADA access improvements or sidewalk repairs. Irrigation, plantings, and landscaping for the Sunken Garden are being completed by the Building and Grounds crew. That work should be completed by spring 2020.
- **East Plaza Waterproofing and Elevator Repairs** – Replacement of the waterproof membrane is nearly complete with ongoing work continuing on landscaping through November. The project is on

schedule and within budget. The new landscape improvements are consistent with the vision of the East Capitol Campus Plaza – EDAW Plan. Work is still pending on improvements for the west side of the plaza. Some electrical improvements are included in the project within the East Plaza Garage. Those improvements include lighting and repairs to electrical equipment damaged by water intrusion. The electrical work is anticipated to continue through mid-2020.

- **Insurance/Cherberg Roof Replacements** – The project includes removal and replacement of existing roof membranes and the addition of insulation to meet current codes. Some drainage improvements were completed, as well as removal of some obsolete roof-top equipment. The work is approximately 60% completed on the Insurance Building, which also included replacement of four skylights. Approximately 85% of the work on the Cherberg Building has been completed.
- **Building Envelope Repairs – Capitol Court Building** – The work was awarded and the contractor is working on scaffolding plans necessary to begin the restoration work of the façade. Some of the older windows have been removed along the first floor. Those windows will be restored and reinstalled. The project includes anchoring for the sandstone veneer, as necessary. The contractor is performing testing needed to determine means and methods prior to construction activity. DES is providing some historical and cultural training to the contractor team for familiarity with the standards that will need to be employed.
- **Office of Insurance Commissioner Predesign** – Update was previously provided.
- **Legislative Building Cleaning – Insurance Building** – The project replaces the previous project for Legislative Building Envelope Exteriors, which was not funded in the next biennium. This project was funded and includes some specific asks by the Legislature with focus beginning on the Insurance Building. The first phase of work includes façade restoration to include cleaning and stone repair, addressing water intrusion issues at the lower level, and improving the anchoring of stone. A consultant has been contracted and is performing a 3D scan of the building to provide plans and documents necessary to complete the design of the project. The design work is approximately 30% completed. The design is scheduled to be completed by February 2020. The design plans will be reviewed by DES' Historical and Cultural Resource Planner, as well as by the Department of Archeology and Historic Preservation. Construction is scheduled to begin in April/May 2020, dependent upon weather.
- **Arc-Flash Study** – The project is a safety assessment of high-energy electrical panels within many buildings on campus. The project will assess panels, label the panels, and consider the appropriate personal protection equipment necessary for employees and contractors working on the panels. A training session will be developed for those responsible working on high-energy panels to help them understand necessary safety precautions. DES is interviewing for a consultant.
- **Next Century Campus Study** – MENG Analysis completed the Next Century Campus Study Predesign earlier in the year. Submission of the predesign to OFM is pending final review internally. Assistant Director Frare noted that the Governor and the Legislature provided some policy direction in the form of a statute and Executive Order 18-01 that speaks to low carbon/carbon neutral and high efficiency. It was important that those policy considerations were highlighted within the report and factored in the decisions for the preferred alternative recommended in the report. Completing the review and incorporating those policies within the report required some additional time. DES is conducting a final review of the report and is scheduled to forward the report to OFM by the end of November.

*Representative Kraft arrived.*

**Approval of Minutes – September 19, 2019 SCC-CCDAC Meeting & September 19, 2019 CCDAC Meeting (Deferred Agenda Item)**

Chair Rolluda called for action on the deferred Agenda Item- Approval of Minutes.

*Representative Kraft moved, seconded by Chris Jones, to approve the September 19, 2019 SCC-CCDAC meeting minutes and the September 29, 2019 CCDAC meeting minutes as presented. Motion carried unanimously.*

**Public Comments and Closing Comments – Informational**

There were no public comments.

The next SCC meeting is scheduled on Thursday, December 12, 2019 at the Senate Rules Room, at the Legislative Building at 10 a.m. The next CCDAC meeting is scheduled on February 20, 2020 at the 1500 Jefferson Building at 10:00 a.m.

**Adjournment**

**With there being no further business, Chair Rolluda adjourned the meeting at 11:02 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
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Approved by CCDAC on 02/20/2020 without modifications.