

STATE CAPITOL COMMITTEE

*Lieutenant Governor Cyrus Habib, Governor Inslee's Designee Kelly Wicker,
Secretary of State Kim Wyman, Commissioner of Public Lands Hilary Franz*

AND

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

*Alex Rolluda (Chair, Architect 1), Dan Miles (Vice Chair, Architect 2),
Secretary of State Kim Wyman, Senator Sam Hunt, Senator Timothy Sheldon, Representative Vicki Kraft,
Representative Beth Doglio, and Chris Jones (Landscape Architect)*

Legislative Building, Senate Rules Room
Olympia, Washington 98504

SEPTEMBER 19, 2019

Joint Meeting of the State Capitol Campus (SCC) and Capitol Campus Design Advisory Committee (CCDAC)			
Time	Agenda Items	Presenter	Desired Outcome
10:00	1- Call Meeting to Order, Introductions, & Announcements; and Approval of the Agenda	Lt. Governor Habib	
10:03	2- Approval of SCC Minutes	Lt. Governor Habib	Action- SCC approves the minutes for SCC's Jul 11 Meeting.
10:05	3- Appointment of 2020 SCC Chair and Vice Chair	Lt. Governor Habib	Action- SCC appoints its 2020 Chair and Vice Chair.
10:10	4- Establish 2020 SCC Regular Meeting Calendar	Lt. Governor Habib	Action- SCC establishes its 2020 Regular-Meeting Calendar.
10:15	5- Capitol Lake-Deschutes Estuary, Environmental Impact Statement (EIS) - Scoping Report	Carrie Martin, DES and Floyd Snider	Informational- DES will provide a status update and next steps to SCC and CCDAC.
10:30	6- Employment Security Building- Predesign	Hamed Khalili, DES and Jairus Rice, ESD	Action- SCC will review findings and preferred alternative(s), and will offer a decision of approval.

**State Capitol Committee and Capitol Campus Design Advisory Committee
Agenda for Joint Meeting, September 19, 2019**

10:45	7- Capitol Campus, Centennial Tree Challenge	Brent Chapman	Informational - DES will provide SCC and CCDAC on project status and relative timelines.
11:05	8- Capitol Childcare Center- Progress Update	Oliver Wu	Informational - DES will provide SCC and CCDAC on project status and relative timelines.
11:15	9- SCC, CCDAC and DES Roundtable	All Committee Members and DES Staff	Informational - Committees will have opportunity to exchange information and discuss possible agenda topics of interest for 2020.
11:30	10- Public Comments and Closing Remarks	Lt. Governor Habib	Informational - Public comments to SCC and CCDAC Committees.
11:40	11- Adjourn SCC and CCDAC Joint Meeting	Lt. Governor Habib	

**Capitol Campus Design Advisory Committee (CCDAC) Meeting
September 19, 2019 Regular Meeting**

11:45	1- Call Meeting to Order; Announcements; and Approval of the Agenda	Alex Rolluda, 2019 CCDAC Chair	
11:47	2- Approval of CCDAC Minutes	Alex Rolluda, 2019 CCDAC Chair	Action - CCDAC approves the minutes for CCDAC's May 16 meeting.
11.50	3- Nominations for 2020 CCDAC Chair and Vice-Chair	Alex Rolluda, 2019 CCDAC Chair	Action - CCDAC provides nominations for the 2020 Chair and Vice Chair to DES Director.
11.53	4- Establish 2020 CCDAC Regular Meeting Calendar	Alex Rolluda, 2019 CCDAC Chair	Action - CCDAC establishes its 2020 Regular-Meeting Calendar.
11:55	5- Public Comments	Alex Rolluda, 2019 CCDAC Chair	Informational - Public comments to CCDAC.
12:00	6- Adjourn CCDAC Meeting	Alex Rolluda, 2019 CCDAC Chair	

Upcoming Committee Meetings Schedule:

Next CCDAC Meeting (2019 Qtr4):
Next SCC Meeting (2019 Qtr3):

Thursday, November 7, 2019; 10AM-12PM (1500 Jefferson)
Thursday, December 17, 2019; 10AM-12PM (Senate Rules Room)



**STATE CAPITOL COMMITTEE
Regular Meeting
Legislative Building, Senate Rules Room
Olympia, Washington 98504**

**July 11, 2019
10:00 AM**

Draft Minutes

***NOTE:** These Draft Minutes of Meeting are subject to change upon approval of SCC their next regularly scheduled meeting.*

SCC MEMBERS PRESENT:

Lieutenant Governor Cyrus Habib (*Chair*)
Josh Wilund (for Commissioner of Public Lands Hilary Franz)
Mark Neary (for Secretary of State Kim Wyman)
Kelly Wicker, Governor's Designee

OTHERS PRESENT:

Reuben Amamilo, Department of Labor & Industries	Chris Liu, Department of Enterprise Services
Pete Anderson, Cornerstone Architectural Group	Cora McClarty, Department of Enterprise Services
Mark Beardemphl, KMB Architects	Annette Meyer, Department of Enterprise Services
Sharon Case, South Capitol NH Assn.	Ruben Nuñez, KMB Architects
Max DeJarnatt, City of Olympia	Rachel Newmann, South Capitol NH Association
Kevin Dragon, Department of Enterprise Services	Maurice Perigo, Department of Labor & Industries
Bill Ecker, KMB Architects	Jennifer Reynolds, Department of Enterprise Services
Bill Frare, Department of Enterprise Services	Jairus Rice, Employment Security Department
Mark Fromme, Department of Enterprise Services	Shelly Sadie-Hill, Department of Enterprise Services
Rory Godinez, Washington Patriot Construction	Neil Shaw, Washington Patriot Construction
Jeff Gonzales, Department of Enterprise Services	Michael Van Gelder, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services	Oliver Wu, Department of Enterprise Services
Linda Kent, Department of Enterprise Services	

Call Meeting to Order, General Announcements, and Approval of the Agenda - Action

Lt. Governor/Chair Cyrus Habib called the State Capitol Committee (SCC) to order at 10:03 a.m., and acknowledged members in attendance.

Approval of February 21, 2019 Minutes - Action

The minutes of February 21, 2019 were approved as published.

Employment Security Building – Predesign - Action

Jairus Rice, Chief Information Officer, Employment Security Department (ESD), and Bill Ecker, Project Manager, KMB Architects, briefed the committee on the ESD Headquarters Building Renovation project. Mr. Ecker is serving as the project manager and is leading the project on behalf of ESD.

Mr. Rice reported the ESD Headquarters Building was constructed in 1961. No major renovations to the building have been completed since it was constructed other than upgrading building systems periodically to address failures. Major problems include all major building systems, inadequate or nonexistent building insulation, building envelope failures, leaking or cracked single-pane aluminum framed windows, inefficient or obsolete mechanical systems affecting the ability to maintain a comfortable environment for employees and customers, and the inability to meet current efficiency and performance requirements as required by Executive Order 18-01. Additionally, the building is experiencing significant functional and code deficiencies. The building is neither ADA compliant nor ADA accessible. Work spaces are not configured to current standards for the modern work environment. ESD also has unmet organizational and institutional client space needs.

Mr. Ecker reviewed the predesign options and preferred recommendation moving forward. To assist KMB Architects, the team received a copy of the Building Condition Assessment report completed in 2006. The thorough assessment was based on 2006 conditions, which continue to exist today. ESD also performed a self-funded energy audit in 2017 documenting functional and lifecycle costs of all existing systems. KMB Architects considered the information in addition to other directives guiding the predesign.

The recommended alternative is a major renovation of the entire building to include energy upgrades, interior and exterior cosmetic upgrades, and a seismic retrofit to meet current seismic standards.

Project goals (programmatic & functional) identified for the project include:

- Create a co-located, shared use efficient space including offices, conference spaces, and core building functions.
- Facility compliant with Governors Executive Order 18-01 “Net Zero Ready.”
- High efficiency LEED Silver Certification in accordance with Executive Order 05-01.
- Modern, accessible workplace in accordance with Executive Order 16-07 - *Building A Modern Work Environment*.
- Improve facilities to meet agency mission, goals, and RCW obligations.
- Maintain historic character of Capitol Campus architecture.
- Enhance safety and building longevity in the event of a major earthquake.

The team studied several alternative development scenarios. The first option considered renovation of the entire building without seismic bracing to provide an open office concept utilizing a semi-phased approach. The team discounted the scenario because extending the schedule would be too disruptive for ESD to provide service and the alternative would be much more costly. The second alternative was a major renovation including the seismic upgrades. The second alternative was selected as the preferred alternative because of the necessity of upgrading all building systems to extend the building’s life for another 50 years. The third scenario as required by the Office of Financial Management (OFM) was a no action scenario. Because of the current and ongoing deterioration of the building, the team believes the no action option would be unwise.

The project cost of the preferred alternative speaks to the importance of using the GC/CM alternative delivery method, which provides competitive bids and input from the contractor during the design process. ESD would vacate the building during the course of construction giving the contractor free access to the entire building and reducing the need to maintain building systems during construction. Not included in the project cost is the contract administration cost; however, risk contingency costs are included of 3% for the GC/CM, 13% for general conditions, and 5% for the contractor overhead and profit (O&P). Project cost is estimated to be \$28.5 million escalating to approximately \$31.4 in future costs.

The concept project schedule is based on the cycle of funding, programming, and commitment decisions. The current schedule is dependent upon a supplemental funding request for design extending through the middle of 2021 with the remaining funding received by the second biennium to establish a completion date by the end of 2023. The schedule is contingent on programmatic needs of the agency and legislative input and feedback.

Kevin Dragon, Program Manager/Acting Campus Architect, added that ESD and DES are working collaboratively on the schedule to line up with funding and agency goals and objectives.

Chair Habib inquired about the inclusion of security elements within the project. The factors and considerations for the project appear not to include security other than for seismic safety and environmental sustainability. He asked about the mechanism that DES employs to incorporate security within the predesign component. He suggested a smart way could entail obtaining input from experts on the front end of the design effort to ensure the addition of state-of-the-art security supported through the state’s policy choices for security on campus.

Assistant Director Frare advised that at this time, DES is incorporating safety and security components within DES processes, but not comprehensively. For example, the Newhouse pre-design included a security subconsultant for

advice on security. DES also considered security during the pre-design efforts for the Child Care facility. During the ESD pre-design, security experts were not included; however, security could definitely be included during the design process. As a state, one issue to resolve is whether the security aspect and the level of security should be included in a building's design. Because of the broad range of security elements, such as shatter resistant windows, metal detectors, or other security features, it would be important to establish standards for Capitol Campus security. It is definitely easier to incorporate security features into the early design process rather than adding security features later. DES is currently updating processes to include security features.

Chair Habib responded that although he does not wish to appear as an alarmist, it is not inconceivable that someone who perceives to be wronged by the state or received notice of a discontinued benefit or service could pose as a threat to the safety of state employees. Today, domestic conflicts often spill into the workplace. There are unique features to government, which is why it is difficult to enter a federal building in this country without going through a metal detector. It is not inconceivable a disgruntled individual might do something rash or try to intimidate. The Commissioner of ESD is a former United States Senate confirmed Ambassador who was subject to security protections while in federal service. There are different dynamics in each individual workplace on the campus. His concern at a process level is that it doesn't appear security is factored within pre-design efforts for projects or an assessment by law enforcement experts to review security risks and vulnerabilities of buildings. Experts could present a menu of options and costs for review and consideration by the Capitol Campus Design Advisory Committee and the State Capitol Committee or even OFM. That process should be included in the alternatives analysis.

Assistant Director Frare acknowledged the comments and emphasized how opportunities are available to complete an assessment to develop security options during the design process.

Manager Dragon added that the scope of the predesign did not include security; however, security professionals on campus were provided with a copy of the predesign. He anticipates that ongoing conversations with ESD will speak to some of the agency's security initiatives and agency functions, such as whether additional hardening of the front entrance might affect how the agency interacts with clientele. Those discussions would occur during the initial design phase to ensure against the loss of opportunities to ensure overall security of the facility.

Chair Habib questioned why such considerations occur later in the process as those discussions should occur in concert during discussions on the scope of the project, seismic improvements, and environmental considerations. Manager Dragon advised that DES is evolving practices to include campus security, building maintenance, and ownership-related issues on property and encumbrances, which previously have been overlooked during predesign.

Josh Wilund asked whether current and future space needs were factored, as well as whether an analysis was completed of building new versus renovation of the building. Mr. Rice responded that all factors were considered and continue to be assessed in conjunction with new agency programmatic needs that emerged from the last legislative session. The Executive Leadership Team of ESD has scheduled a discussion on how the project will relate to future space needs. The option of a new building was considered but because the ESD Building was funded with federal dollars in 1961, any demolition or sale of the building would require a payback to the federal government.

Manager Dragon pointed out that from a design perspective the ESD Building is a twin to the Highway Licensing Building. The master plan for East Campus identifies both buildings as flanking East Plaza both to the north and to the south. Similar architectural elements are featured on both buildings.

Assistant Director Frare advised that the next step is submitting the predesign to OFM for approval and then forwarding the package to the Legislature. The requested action before the committee is to approve the findings.

Chair Habib said he would prefer, within available means, to include some formal involvement by campus security/Washington State Patrol (WSP) to analyze security defects in the existing building and identify a menu of options for consideration. The lack of security in the findings speaks to incomplete findings. While he appreciates evaluation of security elements would occur during the design process, a predesign is completed for a reason, as it

provides the Legislature with information on total design costs, especially if there are costs associated with security features.

Assistant Director Frare inquired about the expiration of the predesign appropriation. Mr. Rice advised that the appropriation expired on June 1, 2019. Assistant Director Frare asked whether other sources of funds would be available for security investigation. Mr. Rice replied that he is confident ESD would partner with DES, Capitol Campus Security, and WSP to complete a study and identify some recommendations as part of the project.

Assistant Director Frare questioned how the committee's meeting schedule might affect the timing of the budget submittal. Kelly Wicker advised that all budget submittals are due to the Governor's Office in early October. Chair Habib suggested rescheduling the committee meeting during the second week in September to enable ESD to meet its deadline.

Chair Habib noted that action on the proposal would be deferred until the September meeting. He thanked DES and ESD for identifying resources to address security elements.

L&I/WSDA Safety & Health Lab and Training Center – Predesign – Action

Chair Habib recognized Bill Frare, Assistant Director, DES; Oliver Wu, DES Project Manager; and Dr. Reuben Amamilo, Capital Projects Director, Department of Labor and Industries (L&I).

Manager Dragon reported DES has been working with L&I to complete a predesign for a new facility located in the Tumwater area to meet L&I's operational needs for both safety and lab programs.

Dr. Amamilo briefed the committee on the purpose of the project. Both L&I and the Washington State Department of Agriculture (WSDA) operate various labs. Existing labs are located in leased and inefficient buildings. WSDA currently has four labs and L&I operates the Industrial Hygiene Lab at a leased building located off Plum Street in Olympia. The building was originally designed to house office employees and was adapted to accommodate the lab. The location presents a series of issues with vibration and settling. During construction, fill was added to the site, which contributes to ongoing settling of the building and cracks to the building's foundation.

WSDA's Food and Safety Lab is located in an older building with no elevator. The building houses three labs and the lack of functionality in existing lab spaces threaten the agency's ability to respond.

The proposal provides an opportunity for the state to combine the five labs in one building creating efficiency for both agencies and providing one-stop shopping for lab customers, while also reducing costs. The agencies would partner on the project and create value for the state. Another feature of the project is creating a zero net energy building and achieving Platinum LEED certification.

Dr. Amamilo introduced Mark Beardemphl with KMB Architects, and Maurice Perigo, Facilities Program Director, L&I.

Mr. Beardemphl briefed the committee on predesign efforts. He worked closely with all project stakeholders with L&I and WSDA on the L&I/WSDA Safety & Health Lab and Training Center project. Within the predesign, critical and important work was highlighted by both agencies. The work completed by L&I and the Department of Safety and Health is to prevent worker injury, illness, and potential death. That work is completed in offices, laboratories, and at a training center. All those activities have been completed in leased facilities over the last 20 years. The facilities are inadequate in both performance and size. The training center is nearly non-existent with training tasks completed from spec office spaces that do not meet needs. The work completed by WSDA is important to protect the state's food supply and to prevent disease outbreak and pest infestation. The agency is located in inadequate and inefficient leased facilities.

Within the predesign, the recommended alternative is a new shared facility for both L&I-DOSH and WSDA meeting 100% of all program needs. The proposal includes a DOSH-focused training center. The building would be approximately 53,000 square feet in size.

Goals for the project include:

- Create a co-located, shared use space including offices, conference spaces, and core building functions.
- Facility compliant with Governors Executive Order 18-014 “Net Zero Ready.”
- High efficiency LEED Silver Certification (at a minimum) in accordance with Executive Order 05-01.
- Modern, accessible workplace in accordance with Executive Order 16-07 – *Building A Modern Work Environment*.
- Adequate facilities meeting agency mission, goals, and RCW obligations.
- Modern laboratories for reliable, expeditious results to better serve stakeholders.
- Increase in availability of critical training programs for workplace safety - the facility would provide the adequate space designed to handle the equipment and the exercises necessary for critical training.

Several alternative development scenarios were studied. The first alternative was a larger facility accommodating all program needs for L&I and WSDA, as well as, a large agency-wide training center to total a 64,000 square-foot building. The preferred alternative (Option 2) would be a smaller building of approximately 53,000 square feet, which also includes a DOSH-L&I training center. Option 3 included a 48,000 square-foot building with no training center. Option 4 included a reduced program of 30,000 square feet, which would not meet programming requirements of both agencies. Option 5 employed a phased approach over time. The option was not preferred because of the increase in costs because of project phasing over multiple biennia. Option 6 was the no action alternative as required by OFM. The team discussed the consequences of no action.

Chair Habib asked whether the primary purpose of the facility is for training or for testing and other lab processes. Mr. Beardemphl said the primary function of the facility would revolve around the laboratory; however, training is an important element. The training component involves training of clients, such as contractors and business owners on industry-specific safety procedures. Recent news of accidents at construction sites speak to the importance of training. The current training site includes mock-up scenarios to teach contractors how to use fall protection properly on a construction site. Currently, training is conducted within spec office space without the actual facilities or sufficient ceiling height, as well as outdoor space to house larger equipment. Critical safety training is being conducted by the agency without the benefit of adequate training facilities.

Chair Habib asked whether training is provided to contractors working on private projects. Dr. Amamilo explained that L&I provides state-wide safety training for different construction trades, which speaks to the need to use similar equipment utilized in the industry. Chair Habib asked whether training provides a revenue source for L&I. Dr. Amamilo said training is offered as part of the DOSH program, which is mandated by the state to reduce workplace injuries and death. A death of a worker becomes a state liability.

Mr. Beardemphl reviewed the recommended facility site. The preferred site is the Edna Goodrich site located adjacent to the existing L&I Headquarters Building and west of the existing Department of Corrections Headquarters Building in Tumwater. The site was recommended because of its close proximity to L&I and to Interstate 5. Other development factors included no latecomer fees, frontage improvements, and parking.

Manager Dragon noted that the Secretary of State’s new building proposal is on the opposite side of Linderson Way. The Edna Goodrich site is part of the Tumwater Satellite Campus, which is administered as part of the State Capitol Campus.

Mr. Beardemphl said the team also examined additional state-owned properties. Those alternative sites included a site off 88th Avenue in Olympia and a site off Desmond Drive in Lacey. Both sites were considered but had more drawbacks than the Tumwater site. The preferred Tumwater site is undeveloped.

Manager Dragon said the site is located on the Edna Goodrich Building parcel housing both the Department of Corrections and Department of Transportation. The undeveloped site is located in the rear of the parcel with access provided by the road serving the L&I Building.

Mr. Beardemphl reported the project budget developed during the predesign assumes a GC/CM project delivery method with site work specific to the preferred site. The estimated cost of the project is \$53 million with a total of \$33 million as the maximum allowable construction cost (MACC).

Mr. Wilund asked whether the budget estimate reflects legislatively mandated LEED Silver or LEED Platinum. Mr. Beardemphl said the estimate is based on achieving LEED Platinum. During the predesign process, lifecycle cost analysis was completed with assumptions included for a code-compliant building, LEED silver, or a LEED Platinum net zero energy building to meet the Governor's Executive Order. The analysis considered those costs and projected them over a 50-year lifespan. Although the results were close, the results pointed to pursuing the net-zero energy ready LEED Platinum building option.

Manager Dragon added that at the time the law was adopted, DES required LEED Silver, which is a different certification than today's Silver certification. LEED Platinum includes different criteria with higher performance and efficiencies.

Mr. Beardemphl reported the project schedule reflects the design process beginning in September and concluding in August 2020. Major construction is scheduled to begin in September 2020 through October 2021 with a projected move-in sometime in January 2022. The schedule is somewhat aggressive. The GC/CM delivery method supports the aggressive schedule and includes an early work package to take advantage of the GC/CM's involvement by working closely with the design team during schematic design. That enables the team to develop the early site work package for clearing, utility, and land development beginning in June 2020. The building construction package would follow in September 2020.

Manager Dragon reported the project was submitted in the budget package for 2021 and received an appropriation of \$52.3 million. Efforts are underway to secure the allocation necessary to begin the procurement of the architectural and engineering (A/E) groups, as well as the GC/CM to begin work as quickly as possible.

Dr. Amamilo said the document accompanying the predesign would include the package of solicitations for the RFP/RFQ for the A/E teams and the GC/CM. Project requirements were developed with a focus on safety and security. Although each lab is unique, safety requirement standards are required to meet state and federal requirements. Additionally, general security of the exterior building site was considered and how it fits within the existing south campus area.

Chair Habib asked whether the selection of the preferred alternative and corresponding cost were determined after the appropriation. Manager Dragon said the preferred alternative and project cost was determined and included within the proposed appropriation for the project. Chair Habib asked whether the proposal was presented to the Capital Budget Committee. Mr. Dragon said the budget request was included in the agency's request as part of its capital budget proposal.

Chair Habib asked how the timing of the committee's review and preferred action fits within the overall schedule of the appropriation decision. Manager Dragon said that unfortunately, the committee's review was not within that timeline as DES scheduled the review to the committee to present information on the preferred alternative, as well as the alternatives that were considered. The predesign should have been presented to the CCDAC and the SCC prior to the selection of the preferred alternative; however, because of the aggressive timeline for approval of the capital budget during the last biennial cycle and the work required to arrive at this point, it conflicted with the timing of the committee's review.

Chair Habib pointed out the committee has met previously during the earlier part of the year. He questioned the reason for not presenting the proposal to the committee during those earlier meetings. Mr. Dragon replied that he did not have a good response, other than the proposal should have been presented to the committee. The process of predesign, elements of a predesign, and timeline of a predesign are being comprehensively re-evaluated by the DES Planning and Project Delivery team to avoid those types of situations.

Chair Habib offered that it is likely legislators would be disappointed to learn about the lack of a review as legislators operate under the assumption that an iterative process was completed. The Governor and OFM have a

role to play in presenting proposals to the Legislature; however, the Legislature also refers to the committee and CCDAC for a public process to consider a proposal and any issues, such as security issues as mentioned during the previous project review. It would likely be disappointing to legislators to learn that the process, whether good or bad, was not followed. Some discussions should be scheduled to clarify the review process by the committee, as it appears the process has been ignored. Funding decisions are being rendered that are zero sum at the end of the day without the benefit of an appropriate process. Legislators lack the time to examine the different alternatives and ask questions the committee typically would have had the opportunity to ask. The process has become disappointing and warrants scheduling a conversation followed by a discussion by the committee on the requirements of the law, potential changes to the statute if necessary, or a change in practice. It appears that action on the proposal is moot. He questioned whether that stance would be fair.

Director Liu acknowledged the points and the comments as factual.

Chair Habib recommended scheduling a conversation between him and DES before the next meeting. Director Liu confirmed the request.

East Plaza Water Infiltration Repairs (5B) – Informational

Chair Habib recognized Jeff Gonzales, DES Project Manager.

Manager Gonzales introduced project team members Jennifer Reynolds, Communications Manager, DES; Shelly Sadie-Hill, Property Manager, DES; and Mark Fromme, Site Representative, DES. Pete Anderson is with Cornerstone Architectural Group and Neil Shaw, Project Manager, and Rory Godinez, Superintendent, are with Washington Patriot Construction.

The project was scheduled to respond to failures in the existing waterproof membrane with water infiltrating into the Plaza Garage and compromising structural integrity. East Plaza forms the open space bordered by the Department of Transportation (DOT) on the east and the ESD Building on the south. Construction on the project began in May 2019 and will continue through December 2019. The project is on schedule.

Other repairs to the Plaza Garage began in 1996 using a phased approach with repairs beginning near OB2 and the DOT Building. Phase 4 was completed in 2005 through 2007 and included seismic improvements and roof replacements on the north half of East Plaza.

The current phase of the project was developed in 2006 and was assigned as Phase 5 to implement a master plan approved by the State Capitol Committee in 1997. No work was funded or performed between 2008 and 2014 because of funding constraints. Subsequently, Phase 5 was re-examined and divided into six manageable sub-phases (A-F).

Project Phase 5A was completed between 2015 and 2017 on repairs to Stair Towers #1 and #8.

Mr. Gonzales displayed an aerial view of the project area. The view depicts how the project site is situated with respect to the location of the DOT Building and the ESD Building. The construction laydown area for the project is located on the Maple Park Annex Lot.

Mr. Anderson reviewed design components of the project. The design of the Plaza began by examining existing infrastructure of the Plaza Garage. The project encompasses a footprint of 40,000 square feet comprised of a multi-story underground parking garage with a large roof deck with planted trees, shrubs, gardens, ramps, pathways, and concrete walls, etc. The garage was designed in 1969 and constructed in 1970.

The design function is to create a waterproof roof over the garage. The project scope entails removing all trees, shrubs, grass, pavers, soil, planter walls, and other structures down to the concrete roof deck and installing new waterproofing at the deck level with a drainage layer and drains. The scope also includes installation of new walls with capstones, soil, trees, shrubs, grass, irrigation, walkways, and light fixtures to re-recreate a functioning plaza designed to unite several areas of East Campus.

Mr. Gonzales reported that as part of the design process, the team reviewed the work began in 1997 with the master planning effort. He identified some of the stakeholders and agencies involved in the planning effort for the Phase 5 area. The master plan was prepared by EDAW, Inc.

Mr. Anderson said the design is consistent with the master plan created in the late 1990s. Based on the original design, the team is maintaining the three main walkways in the east/west direction. The north walkway will include additional landscaping, the center walkway serves as an extension from the main door of the DOT Building and provides a westerly pathway, and the south pathway will remain located at the edge of the garage roof. As part of the construction, an oval walkway will be started that will ultimately surround the fountain feature during the next phase of work.

An additional scope included in the project is repairing some cracks developing in the garage. At this time, the cracks are minor but are of the type that left unattended could lead to serious structural issues. The work involves an epoxy crack repair system to extend the garage life for another 50 years. Some additional electrical work is necessary in the garage involving some electrical panels and major electrical aspects of the garage, which was included in the budget.

Mr. Gonzales shared an aerial photograph of the entrance to the Plaza Garage from Maple Park. Construction has begun and the ability to access parking has been affected. However, impact has been minor and only to the extent necessary to perform specific tasks on the garage roof, such as drain work. ESD and DOT employees have been encouraged to use other parking areas on campus. The main entrance to the Plaza Garage is not ADA accessible; however, reasonable accommodations can be accommodated.

Manager Dragon advised that DES has not received many complaints about the lack of accessibility to and from the garage. The project has required several temporary closures to the garage.

Mr. Gonzales reviewed staging sequences of the project. A portion of the Maple Park Annex Lot will be occupied for construction staging. The site includes seven reserved parking stalls and two ADA parking stalls, which will remain open during construction. A lower laydown area is located near the Maple Park entrance to the garage requiring relocation of an existing smoking shelter and connex. Currently, the area is occupied by construction equipment with some problems encountered with delivering materials to the area of the project because of some weight restrictions. Much of the work will be completed at the lower level with materials lifted to the plaza deck.

Construction activities have generated noise and vibration; however, much of that work has been completed with the project generating less noise. Most of the vibration and noise was generated by the demolition work and some core drilling of the concrete deck. Construction is limited to the hours of 7 a.m. to 6 p.m. Washington Patriot Construction is monitoring for compliance.

Because of the importance of safety during construction, the entire project site was fenced to eliminate access. During the extensive efforts involving the pouring of concrete, spotters were assigned as equipment moved back and forth. Safety screens were installed and signage with detour maps posted for pedestrians.

Mr. Anderson displayed another aerial photograph of the project site and the laydown areas, as well as a larger aerial image relative to the entire campus. The project website is maintained by Manager Reynolds. The website publishes current stages of work and future work.

Chair Habib asked whether DES has received any complaints about the lack of ADA accessibility. Mr. Gonzales reported no complaints have been received.

Mr. Dragon noted the lack of complaints speaks to efforts to publicize project activities and alternative ways to access the garage and other parking areas.

Chair Habib thanked the team for the update.

Chair Habib recognized Michael Van Gelder, Property Manager, DES.

Manager Van Gelder introduced Ruben Nuñez from KMB Architects who is serving as the consultant on the project.

Manager Van Gelder explained that Heritage Park was envisioned by Wilder and White with the concept further developed by the Olmsted Brothers. Most of the work occurred in 2004 during master planning efforts. At that time, a number of features were considered for future development. One feature was the Arc of Statehood, symbolizing the State of Washington. Future park development was to be cognizant of the Wilder and White campus axis. The park was planned to provide open space for public gatherings. Development of the Arc of Statehood features began near the western Washington inlet at the south end of Capitol Lake. Another undeveloped feature supporting the Arc of Statehood is the Eastern Washington Butte located at the north end of the lake near the dam. During the 17-19 biennium, DES received some funds through the Department of Commerce's Grain Program to complete conceptual design work for the Eastern Washington Butte. He emphasized that the design was only conceptual with the goal to use elements associated with eastern Washington to create a conceptual representation of eastern Washington in the area known as the Eastern Washington Butte.

Mr. Nuñez provided an overview of the design concept for the Eastern Washington Butte. Some of the stakeholders included DES and the North Heritage Park Development Association. Factors considered during the design included sightlines lines with the capitol, sea level rise and the sea level work completed by the City of Olympia, and three concepts of wheat, apples, and the basalt topography of eastern Washington. The design concept replicates the three elements within the project, which was part of the original idea within the master plan. Because of the difficulty of growing wheat in western Washington, the idea for wheat was represented in a sculptural form. The design considered accessibility to the butte by pedestrians and vehicles, as well as the views from Capital Campus looking down to the butte. The butte plaza is positioned in the orientation of the campus axis.

Mr. Nunez shared a series of graphic illustrations depicting the conceptual design.

The basalt area was based on the landscape of the Palouse and eastern Washington. Another idea explored opportunities for incorporating wind generation within the design to provide power for lights and illuminate the sculpture within the butte. The team researched acrylic based products and considered the maintenance aspect of the wheat sculpture within the plaza.

Chair Habib inquired about outreach efforts to help define some of the features that should be represented for eastern Washington. Mr. Nuñez replied that outreach occurred during the initial meetings with the North Heritage Park Development Association. Some members live in eastern Washington. Additionally the team shared concepts with some legislators from eastern Washington. Some of the concepts are also included in the original master plan.

Mr. Van Gelder reported the master plan effort was completed in 2004. The plan included some broad concepts for the butte representing eastern Washington. In addition to basalt, other elements were mentioned. A landscape architect who had worked in eastern Washington was also involved in the early efforts. Presentations were provided to the Eastern Legislative Caucus. Members of the caucus offered comments and feedback.

Manager Dragon added that a large part of the effort has involved collecting conceptual design elements for further consideration should the project move into the design phase. The elements representing eastern Washington are design concepts for discussion and additional stakeholder input. Additional stakeholder discussions will include the North Heritage Park Development Association and constituent representatives from eastern Washington.

The plaza feature of the Butte will include two accessible ramps that will also serve as the sea level barrier. The site includes an existing berm along the east side with the goal of expanding the berm along the west side as well.

Chair Habib inquired about the possibility of deconstructing the dichotomy to the extent that the landscape architecture tells a story without complicating the division of the state into east and west. He asked about the

possibility of such a concept to help convey a “One Washington” message. Mr. Nuñez replied that symbolically, a way to convey that message is incorporating unity within the feature for this particular project through a human connection.

Manager Dragon pointed out that the Arc of Statehood is intended to represent the entire state beginning with the estuary/lake at one point followed by a pathway along the frontage of the lake with each county represented from western Washington to the area of the undeveloped butte. Currently, the area includes an unadorned mound representing the butte. The purpose of undertaking a conceptual-level plan for the Eastern Washington Butte was to develop information from stakeholders on elements that represent eastern Washington within the Arc of Statehood as a whole. The project is centric to eastern Washington because at this time, eastern Washington is not well represented.

Chair Habib commented that it would be important to ensure there is a focus on highlighting eastern Washington while integrating some connectivity with the western Washington elements to help tell the story that the state is one connected state.

Mr. Nuñez noted that the wheat sculpture would be illuminated at night. One design feature that might be possible in the future is incorporating some type of light feature within the western Washington elements as a way to reflect how the light connection represents the symbol of a united arc.

Manager Dragon added that as part of the project design, elements revisiting the park’s concept of the Arc of Statehood could be pursued as part of the next budget request to ensure the design reflects a “One Washington” message by working with other stakeholders, the Legislature, and other community members.

Chair Habib agreed the effort would be worthwhile because there are many talented architects who could create a united message. Manager Dragon responded that the concepts were intended to prompt discussions on an appropriate design and elements that should be included. The feedback has been important to ensure the design delivers an outcome that meets all expectations.

Chair Habib suggested the process would benefit from participation from the Governor, Secretary of State Wyman, and Commissioner Franz as representatives of the entire state. The Governor is a gifted artist who often provides foreign dignitaries with a drawing as a gift. The Governor’s drawings are very reflective of the state’s overall culture.

Manager Dragon and Mr. Nuñez affirmed the Chair’s request and agreed to pursue the suggestion during the next cycle of design.

Update on 19021 Capital Budget – Informational

Chair Habib invited Assistant Director Frare to provide a status report on the capital budget.

Assistant Director Frare updated members on seven projects within the capital budget:

- ***East Plaza Infiltration & Elevator Repairs (Phase 5B)*** – The project is in progress, on schedule, and within budget. The Legislature approved another \$2.4 million for the project to repair underground electrical issues consisting of corroded conductors and water infiltrating some electrical vault rooms. Maintaining the project schedule is important for the Child Care Center project because the construction laydown area occupies the site of the new Child Care Center.
- ***Child Care Center*** – DES has pursued selection of the Design-Build team to complete the project. Initial screening identified three candidates and interviews have been scheduled. Following completion of the East Plaza project in December 2019, the Design-Build team will take possession of the construction laydown area.
- ***Cherberg and Insurance Buildings*** – Both buildings are scheduled for new roofs. The projects were advertized and contracts were awarded. DES has issued a notice to proceed on the projects. Both projects will be completed before the end of this year’s construction season.
- ***Building Envelope Repair*** – The project involves repairs to the exterior sandstone on the Capital Courthouse Building located at the intersection of Capital Way and 11th Avenue. The sandstone constructed building

requires some repairs in areas where sandstone has cracked. Some of the sandstone areas will be removed, cleaned, and replaced to preserve the envelope of the building.

- ***Newhouse Predesigns*** – An alternatives analysis was completed for the Newhouse Building with three alternatives identified and developed to a predesign stage. The typical process for predesign entails the owner selecting the alternative to move forward. For this particular project, the owner of the building is the Legislature. DES is seeking more guidance to select the preferred alternative to move forward. Meetings were scheduled with the administration of both the House and the Senate to ascertain which alternative to move forward.
- ***Department of Transportation Building*** – Predesign is currently underway to identify project alternatives. The committee is scheduled to receive a briefing at its next meeting. The DOT Building is similar to the ESD Building in that it was constructed in the 1960s and has not been seismically retrofitted.
- ***Office of Insurance Commissioner*** – DES is initiating work on the predesign of a new building for the Office of the Insurance Commissioner, who wants to be located on Capitol Campus. DES contacted other agencies to identify another potential anchor tenant. DES is evaluating different sites on the campus to include the GA site, ProArts site, and other sites identified in the budget proviso. Currently, the Insurance Commissioner has an office in the Insurance Building with most of the administration located in Tumwater in a leased building.

Chair Habib requested consideration of scheduling a briefing or an executive session (if necessary) on the results of the campus security study at the next meeting. Director Liu replied that although the security presentation has not been finalized at this time, it should be finalized in time to include it on the committee's agenda for the next meeting.

Public Comments and Closing Remarks - Informational

There were no public comments.

Chair Habib reported the next meeting of the SCC would be rescheduled and posted.

Adjournment

With there being no further business, Chair Habib adjourned the meeting at 11:45 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President,
Puget Sound Meeting Services, psmsoly@earthlink.net

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State Capitol Committee

September 19, 2019

3- Elections of 2020 SCC Chair and Vice-Chair

Purpose: **Action**

Sponsor(s): SCC/CCDAC/Enterprise Services

Presenter(s): Lt. Governor Cyrus Habib, 2019 SCC Chair

Description:

At the end of each calendar year, the presiding SCC chair will facilitate discussions to identify SCC members interested in serving as chair and vice chair during the next calendar year. The term of appointment will be for one year beginning on January 1st and ending on December 31st for the succeeding year.

This action is taken in accordance with Reeds Rules of Order, Chapter VII (para. 71).

Next Steps:

None required.

Requested Action(s):

Move to appoint “<<ADD Name>>” as the 2020 SCC Chair; and appoint “<<ADD Name>>” as 2020 SCC Vice Chair.

List of Attachments:

No Attachments.

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State Capitol Committee

September 19, 2019

4- 2020 SCC Regular-Meeting Calendar

Purpose: **Action**

Sponsor(s): SCC/CCDAC/Enterprise Services

Presenter(s): Lt. Governor Cyrus Habib, 2019 SCC Chair

Description:

At the end of each calendar year, SCC establishes its regular meeting schedule in order to perform its business for the following calendar year. The meeting dates are published in the State Register in accordance with RCW 42.30.075– Open Public Meetings Act.

Actual meeting dates may be modified by SCC throughout the year as circumstances dictate. The SCC Chair may call for special meetings or work sessions at any time throughout the year to fulfill the business needs of SCC, CCDAC, or Department of Enterprise Services (DES).

Modifications to the regularly-scheduled meeting dates, special meetings or work sessions are subject to the advance notification requirements outlined by RCW 42.30.075 – Open Public Meetings Act.

Next Steps:

None Required.

Requested Action(s):

- 1) Move to establish the 2019 Committee’s Regular-Meeting Schedule for the State Capital Committee as follows:

March 19, 2020	from 10:00 AM to 12:00 PM	(1 st QTR)
June 18, 2020	from 10:00 AM to 12:00 PM	(2 nd QTR)
October 15, 2020	from 10:00 AM to 12:00 PM	(3 rd QTR)
December 10, 2020	from 10:00 AM to 12:00 PM	(4 th QTR)

- 2) Move to authorize the 2020 SCC Chair (or Vice Chair) to modify these dates or times to fulfill the business needs of the State Capitol Committee and Capitol Campus Design Advisory Committee, and to work with Enterprise Services to properly notice any modified meeting dates and times.

List of Attachments:

No Attachments

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**State Capitol Committee/
Capitol Campus Design Advisory Committee**

September 19, 2019

**5- Capitol Lake-Deschutes Estuary, Environmental Impact
Statement (EIS) – Project Update**

Purpose: **Informational**

Sponsor(s): Department of Enterprise Services

Contact(s) Carrie Martin, Project Manager, (360)407-9323, carrie.martin@des.wa.gov

Presenter(s): Carrie Martin, Project Manager
Floyd | Snider

Description:

Capitol Lake-Deschutes Estuary includes the 260-acre Capitol Lake Basin, located on the Washington State Capitol Campus. This waterbody is an important recreational resource and valued amenity; however, it suffers from numerous environmental issues including water quality standards violations, inadequate sediment management, and the presence of invasive species, all of which have restricted active community use for more than 20 years. Long-term management strategies and actions are needed to address these issues.

In 2018, Enterprise Services began preparing an Environmental Impact Statement (EIS) to document the potential environmental impacts of various alternatives and determine how these alternatives meet the long-term management objectives identified for the watershed. The primary alternatives to be evaluated, at a minimum, include:

- Estuary
- Hybrid
- Managed Lake
- No Action (required in an EIS)

The EIS will evaluate and identify a preferred environmentally and economically sustainable long-term management alternative for the Capitol Lake-Deschutes Estuary. Throughout the EIS process, we will provide updates and solicit input during the regularly scheduled SCC meetings.

Update:

Field Work and Data Collection: Fieldwork, including monthly water quality sampling, began in May. A bathymetric survey, delayed due to Ecology's oil-spill cleanup work, will be reattempted in November when weeds have thinned enough to allow boat access in the lake. This survey will help the team evaluate how much, how quickly, and where sediment is accumulating when compared to earlier surveys. Park user surveys, collected weekly throughout the summer months, will be used to inform the recreational analysis.

Third Party Expert Review: To ensure technical analyses are conducted using industry-recognized best practices and include a reasonable level of analysis to allow for the comparison of alternatives, Enterprise Services engaged independent third-party experts to objectively review proposed methodologies for three technical disciplines: water resources, hydrodynamic and sediment transport, and economics. These disciplines were selected based on feedback

received during scoping, the complexity of these analyses, and their particular importance to the evaluation of the alternatives. These three methodologies are available on the [project website](#).

Work Group Engagement: Enterprise Services continues to engage the project work groups originally convened in 2016. They include an Executive Work Group (EWG), Technical Work Group (TWG) and Funding and Governance Work Group (FGWG) comprised of governmental partners and agencies that have jurisdiction or regulatory authority within the project area. These advisory groups provide policy-level feedback, represent interests of their constituents, assist in review of technical materials, and consider a shared funding and governance model. The EWG and TWG both met in April and June, and the FGWG met in June. A joint EWG/FGWG meeting is scheduled for September 20.

Community Engagement: Enterprise Services convened a Community Sounding Board (CSB) to provide an opportunity for community members representing a diverse range of interests to engage in focused discussions, exchange ideas and provide community perspectives on key topics. Outcomes from the CSB will inform subsequent discussions by the project team, Enterprise Services and work groups during the EIS process. The CSB met in April and June.

CCDAC Previous Actions/Recommendations:

The project team provided CCDAC with a general overview of the scoping report and project status on February 21, 2019. This informative agenda item required no specific action by CCDAC.

SCC Previous Actions/Recommendations:

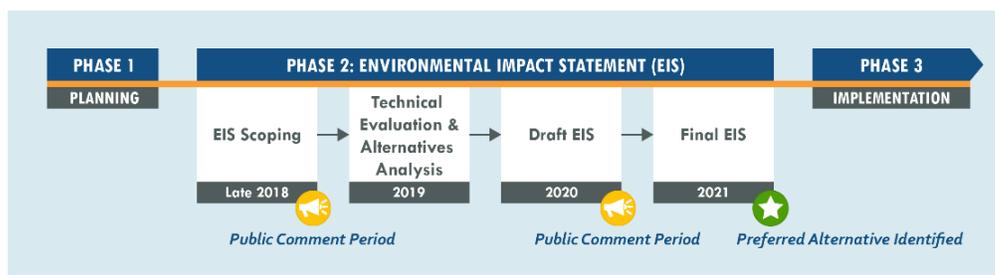
The project team provided SCC with a general overview of the scoping report and project status on March 14, 2019. This informative agenda item required no specific action by SCC.

Next Steps, through Quarter 1 2020:

Fieldwork and data collection will be completed, and numerical modeling of hydrodynamics and sediment transport will be underway. Design work for the optimized alternatives (managed lake, estuary and hybrid) will also be in progress, along with the range of technical analyses. Regular work group and CSB meetings will continue.

Following ongoing coordination with the Office of Financial Management, Enterprise Services is submitting a supplemental capital budget request for full project funding. This funding is needed to complete the Final EIS, including identification of a preferred alternative for long-term management, and to develop a funding and governance model to identify shared funding for implementation (construction and long-term maintenance) of the preferred alternative.

The primary steps in the EIS are outlined in the flowchart below.



Requested Action:

No Action is required at this time.

List of Attachments:

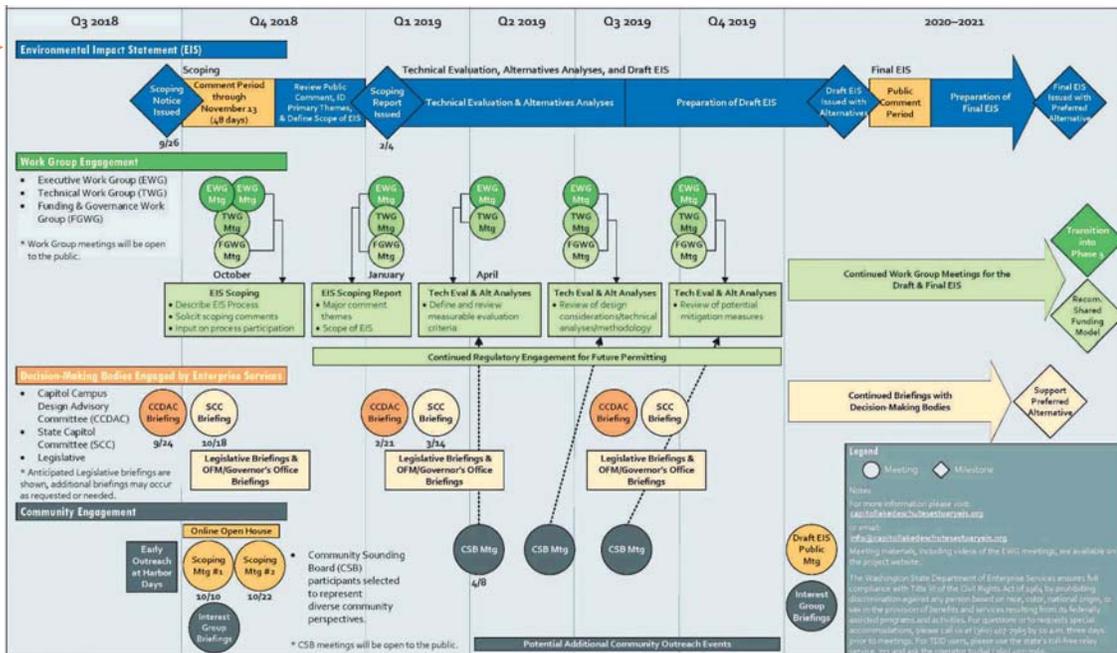
Attachment 5A: Capitol Lake-Deschutes Estuary, CCDAC AND SCC Briefing, prepared by Enterprise Services and Floyd|Snider and dated September 2019.



CCDAC AND SCC BRIEFING PROJECT UPDATE

September 2019

Project Process Map



EIS Progress in Q2 & Q3 2019

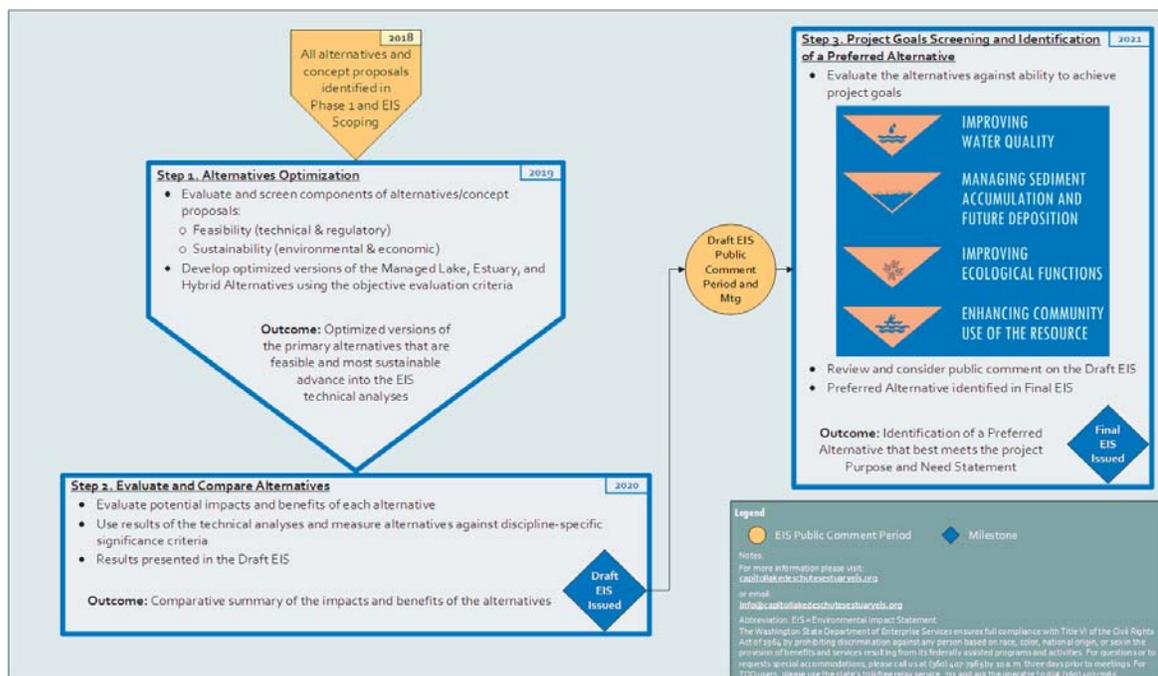
- ✦ Developed measurable evaluation process to screen concepts and optimize alternatives
- ✦ Developed methodologies for the following analyses:
 - Water Quality
 - Economics
 - Numerical Modeling of Hydrodynamics & Sediment Transport
 - Fish & Wildlife
 - Wetlands & Vegetation
 - Land Use, Shorelines, & Recreation
- ✦ Engaged third-party experts to enhance the EIS process
- ✦ Began fieldwork in and around Capitol Lake to support technical analyses

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CAPITOL LAKE — DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

Measurable Evaluation Process



4



CAPITOL LAKE — DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

Third-Party Experts to Enhance the EIS Process

- ✦ Ensures technical analyses are using industry-recognized best practices
- ✦ Ensures that a reasonable level of analysis will be completed to allow for comparison of alternatives
- ✦ Independently reviews the draft methodology and draft discipline reports for:
 - Water Quality
 - Economics
 - Numerical Modeling of Hydrodynamics and Sediment Transport
- ✦ Due to stakeholder interest, these methodologies were posted to the project website, following third-party review

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CAPITOL LAKE — DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

Fieldwork to Support Technical Analyses

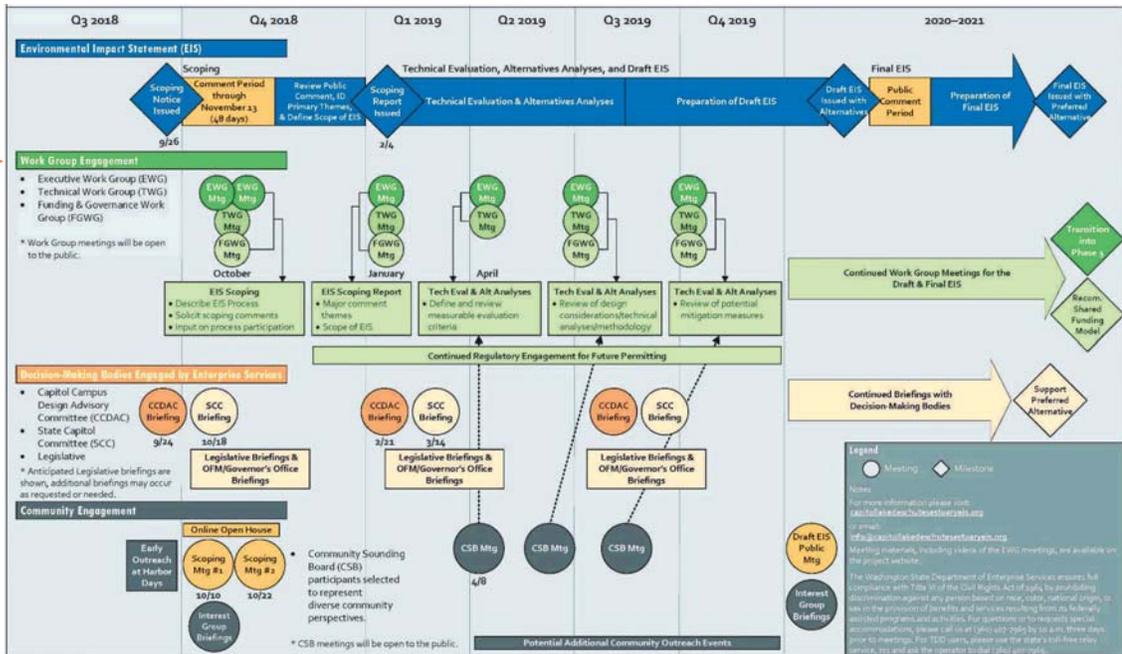
- ✦ **April:** Began coordinating closely with Ecology's spill response team
- ✦ **May:** Began collecting monthly water quality samples
 - Sampling will continue monthly through October
- ✦ **June:** Initiated an ongoing recreation survey
- ✦ **July:** Attempted a bathymetric survey of Capitol Lake
 - Abandoned due to dense vegetation growth
 - Will reattempt in November after vegetation die-off
- ✦ **July and September:** Conducted initial site reconnaissance of wetlands and vegetation

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CAPITOL LAKE — DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

Project Process Map

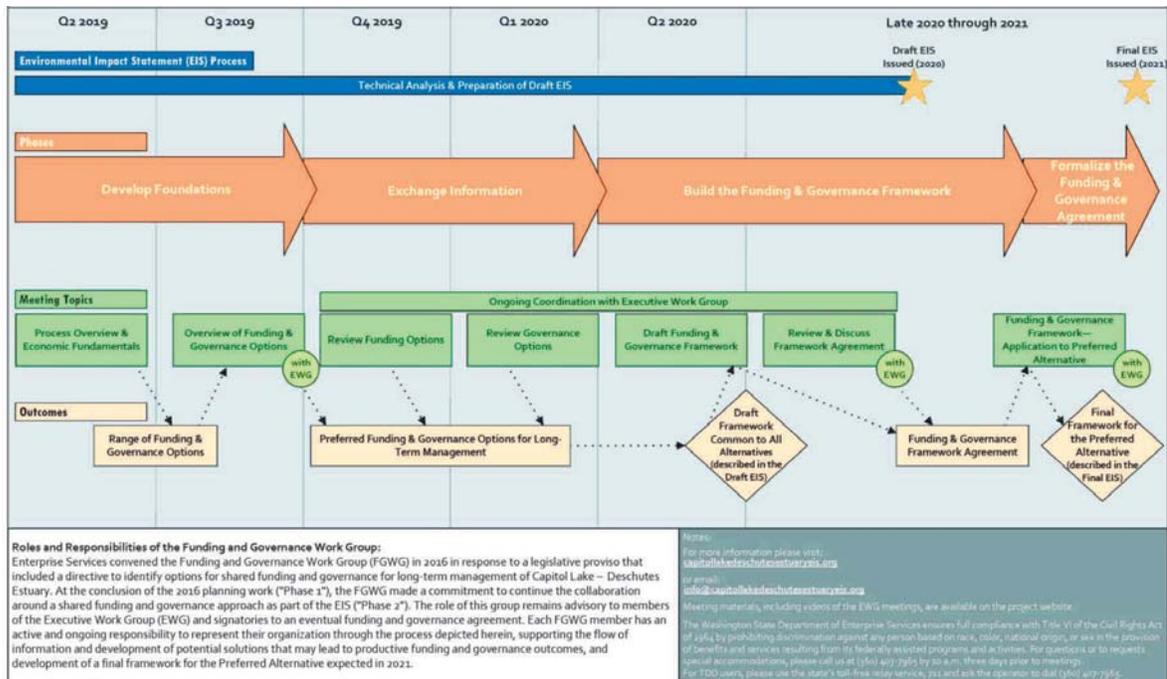


Work Group Engagement in Q2 & Q3 2019

- ✦ April and June Meetings with the Executive Work Group and Technical Work Group
 - Discussed upcoming community outreach
 - Reviewed proposed measurable evaluation process
 - Sought input on methodologies for technical analyses
- ✦ June Meeting with Funding and Governance Work Group
 - Proposed a work plan for developing a shared funding and governance framework for the Preferred Alternative
 - Overviewed economic foundations that would influence the approach to shared funding and governance



FGWG Process Map



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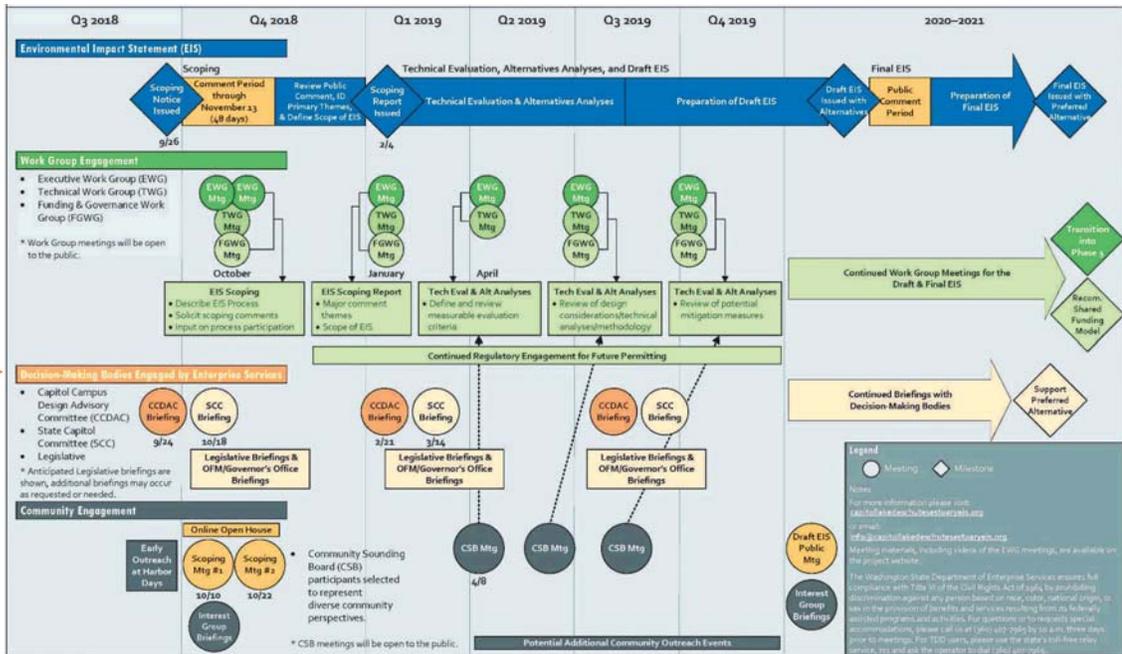
Joint Work Group Meeting Tomorrow

- ✦ Joint Meeting of the Executive Work Group and Funding and Governance Work Group tomorrow, September 20, 2019
 - Review of economic foundations with the Executive Work Group
 - Deeper dive into potential options for funding and governance
- ✦ Joint Letter of Support from the Executive Work Group for Full Funding of Phase 2
 - Includes a commitment to explore joint funding of the Funding and Governance Work Group

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Project Process Map



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CAPITOL LAKE — DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

Legislative Coordination in Q2 & Q3 2019

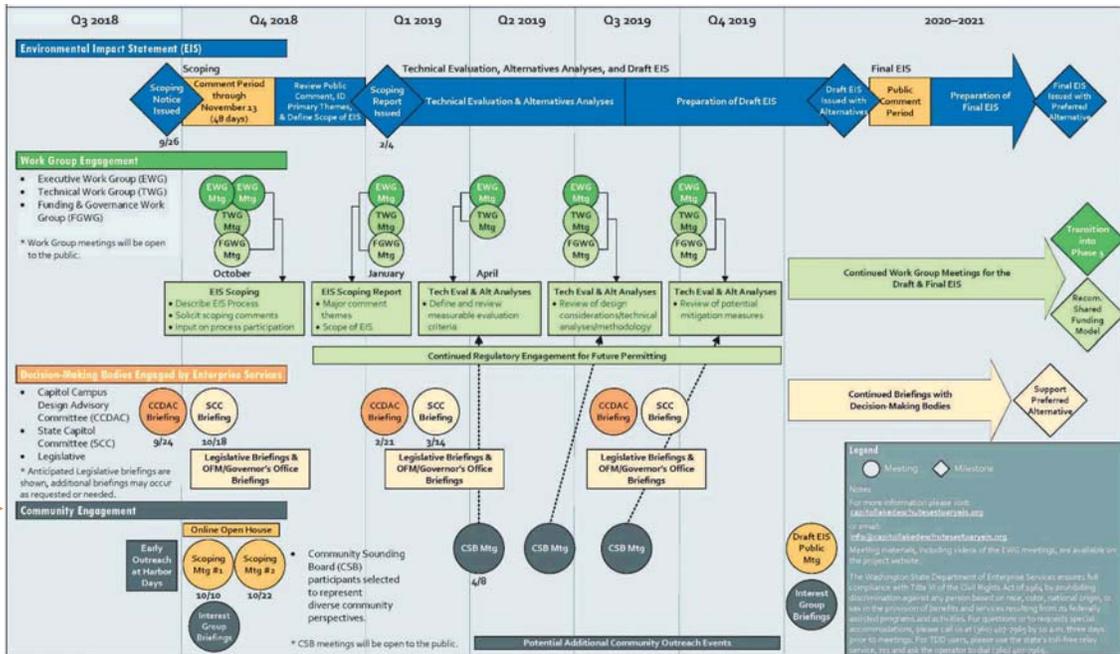
- ✦ Following ongoing coordination with the Office of Financial Management, Enterprise Services will submit a supplemental budget request for full project funding
- ✦ Completion of Phase 2 is supported by members of the 22nd delegation and key legislators who have been briefed on project delivery options
- ✦ Legislators understand that completing the project now is the lowest cost option compared to any start-and-stop option

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CAPITOL LAKE — DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

Project Process Map



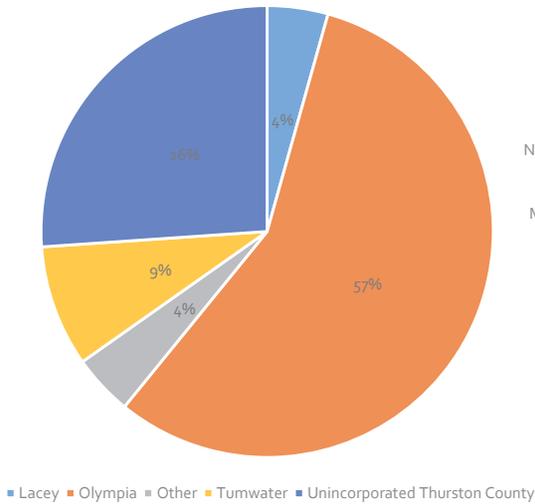
Community Engagement in Q2 & Q3 2019

- ✦ Convened the Community Sounding Board
- ✦ April and June Meetings with the Community Sounding Board
 - Provided project overview
 - Reviewed charter
 - Discussed measurable evaluation process
 - Conducted an exercise to support the recreation analysis
 - Included public comment opportunity
- ✦ Sent project updates through quarterly e-newsletters to mailing list
- ✦ Interacted at Capital Lakefair as part of the recreation survey

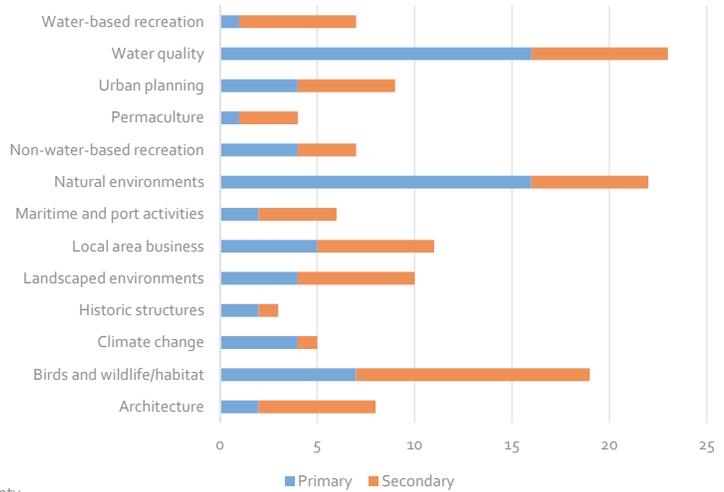


Community Sounding Board

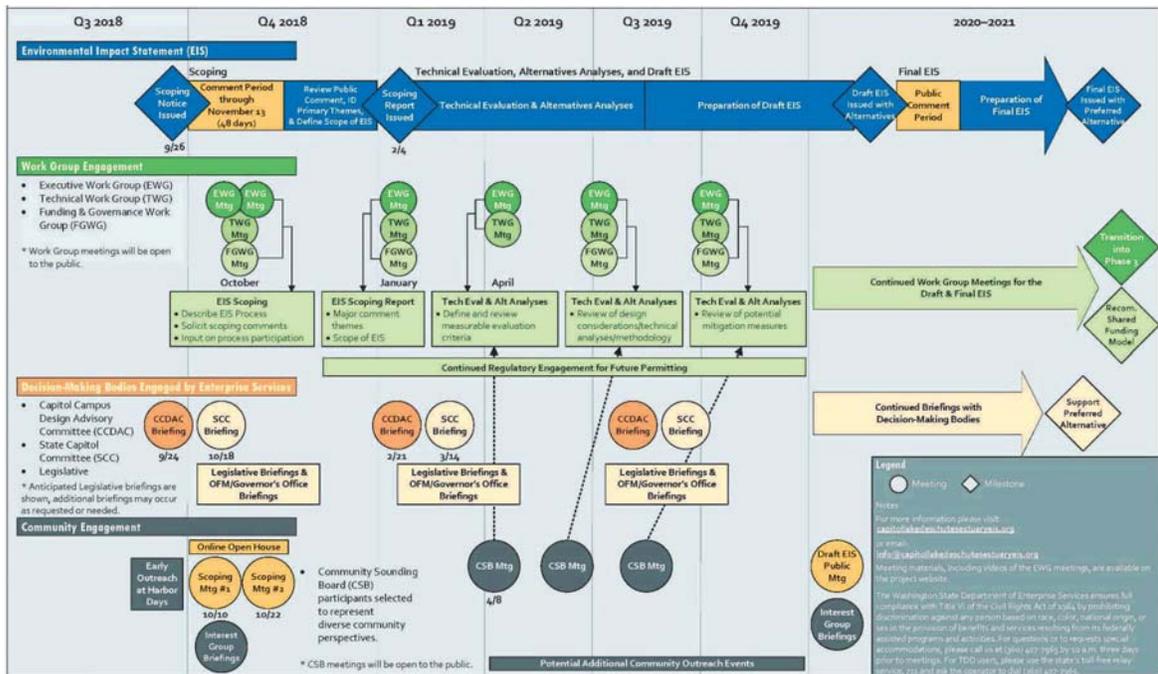
Responses by Location



Responses by Interests



Project Process Map



What's Next: Project Activities through Q1 2020

- ✦ Design the Optimized Alternatives – Managed Lake, Estuary, and Hybrid
- ✦ Complete fieldwork and data collection
- ✦ Begin the numerical modeling of hydrodynamics and sediment transport
- ✦ Meet with Work Groups – Executive, Technical, and Funding & Governance
- ✦ Engage the Community Sounding Board
- ✦ Continue with the range of technical analyses

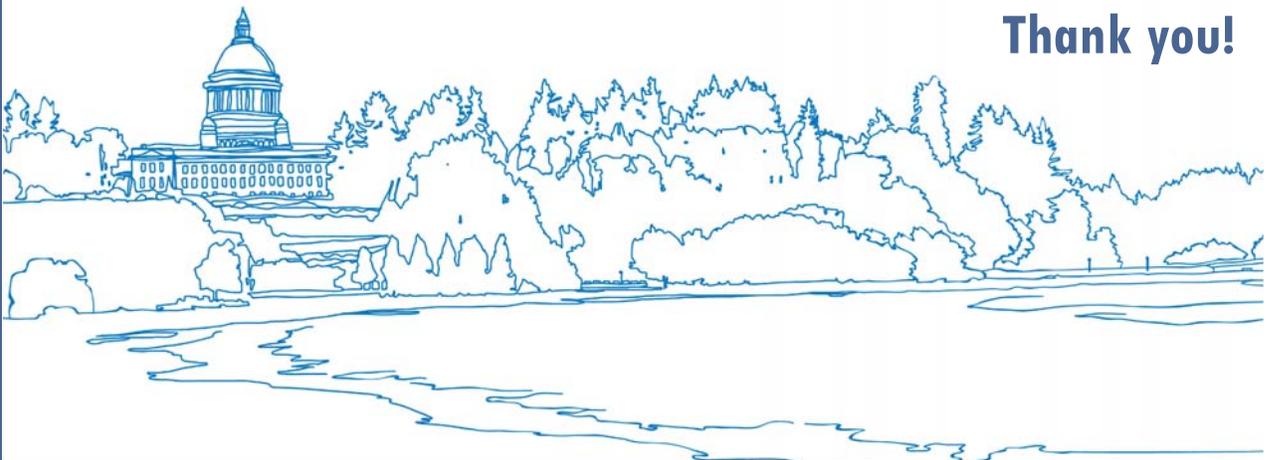
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CAPITOL LAKE – DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

Questions?

Thank you!



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CAPITOL LAKE – DESCHUTES ESTUARY
Long-Term Management Project Environmental Impact Statement

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State Capitol Committee/ Capitol Campus Advisory Committee

September 19, 2019

6- Employment Security Building- Predesign

Purpose: **Action (2nd Reading)**

Sponsor(s): Employment Security Department and Enterprise Services

Contact(s): Bill Frare, DES Assistant Director, (360)407-8239, bill.frare@des.wa.gov
Hamed Khalili, DES Sr. Project Mgr, (360)407-7979; hamed.khalili@des.wa.gov
Jairus Rice, ESD Dir of Office Services, (360)902-9576, jrice@esd.wa.gov

Presenter(s): Hamed Khalili, DES Senior Project Manager
Jairus Rice, ESD Director of Office Services
KMB Architects

Description:

Since 1962, the ESD has been headquartered in the department-owned building at 212 Maple Park Lane, and has served the Washington State communities from that location.

The ESD building has surpassed its useful life. Building-related deficiencies have begun to affect the working environment of the state employees which carry out this important mission. Renovation of the building is necessary to ensure the continued functionality of the building and uninterrupted service to residents of Washington State. Relocation is not preferred.

Employees need a work environment without the disruption of failing equipment, inadequate lighting, and deteriorating restroom facilities. Providing a well lit, climate controlled environment allows employees to focus on their clients and serving the mission of the ESD. The opportunity to remake the office environment with a highly efficient and reliable HVAC system, controllable and energy saving lighting, and ample and highly efficient plumbing fixtures accomplishes all of the goals of the agency, the State and the master strategy for State owned facilities.

ESD identified key objectives to steer the predesign effort:

- Create a workspace that reflects the needs of the contemporary workforce
- Replace major building systems that are failing or deficient from deferred maintenance
- Address significant Building Code deficiencies
- Provide a fully accessible workplace
- Incorporate sustainable design and reduce the building EUI

Three options for the renovation of the ESD building were evaluated in this predesign effort. The options are intended to achieve the priorities and goals established by the ESD, and are as follows:

Option 1- Mechanical and Building Envelope Upgrades

Option 1 is a major upgrade to all mechanical and building envelope systems to provide greater occupant comfort, controllability, energy efficiency, and reduce maintenance costs. Replacement of deteriorating and ineffective systems will require a significant demolition and rework of each floor.

As part of Option 1, each floor will receive a redesign of the working spaces to create better access to natural light, update to existing finishes, increase in restroom fixture counts to accommodate increased occupancy, and the addition of unisex restrooms.

Option 2- Building Renovations and Seismic Upgrades (Preferred Option)

Option 2 extends the targeted renovation and includes relocating staff off-site for the duration of the construction period and includes seismic improvements.

Building codes, in particular those that relate to seismic bracing, have evolved substantially since 1961 when this building was engineered. A seismic upgrade to the structure would provide a critical safety factor to both the occupants and the physical assets in the event of a seismic event. Updating the seismic systems in the building to current standards would provide another level of modernization to protect and preserve the facility for another 50 years use.

Option 2 allows ESD to extend its value beyond the cosmetic and functional aspects of the renovation. By incorporating seismic upgrades as part of the building renovation, ESD will seize the opportunity to mitigate a catastrophic loss in the most cost-efficient manner possible. The incremental cost increase above the targeted renovation option will yield immeasurable returns if and when a major seismic event occurs.

Additional site and facility security measures were identified and discussed with the Washington State Patrol and the Department of Enterprise Services' Capitol Security and Visitor Services division per the specific request of SCC. The predesign was revised to include a narrative of the recommended security measures to be further evaluated and incorporated (as appropriate) during the design phase. Conceptual-level costs of these recommended security measures are included in Option 2- Preferred Alternative.

Option 2 accomplishes the objectives identified by the ESD leadership, RCWs and Executive Order 18-01 within a two Biennium cycle. This is the recommended option.

Option 3 – “No-Action” Alternative

The “no action” alternative was included as a baseline to evaluate the other two options. This option assumes the building and its systems would remain in their current condition, and that investments for improvements would be made on an “as-needed” basis.

Based on the lessons learned during the O'Brien Rehabilitation project, and the unique challenges in the ESD building, using a phased approach creates a tremendous amount of uncertainty and risk to the ESD. The constraints of the site, access, and the extended timeline coupled with the disruption of a multi-phase project leads to a recommendation away from this approach.

ESD employees will relocate to an off-site leased facility prior to work being performed by the contractor. This approach (recommended) streamlines the demolition and construction process, minimizes risk to the owner, and shortens the timeline for the total project. The contractor will not need to maintain public access, heat and electrical systems, and the exterior scaffolding and

envelope work will only need a single mobilization. This approach will also allow the contractor latitude to disable major building systems without disrupting ESD's operational capacity.

The overall timeline for the project is approximately 38 months from start of design to final occupancy. At present, the timeline is based on funding becoming available in the 19-21 Supplemental Budget and design beginning in spring 2020.

CCDAC Actions/Recommendations:

During a meeting held on May 16, 2019, CCDAC recommended the State Capitol Committee approve the Employment Security Department, Building Renovation- Predesign, prepared by KMB Architects, which identifies specific building renovation improvements and seismic upgrades (Option 2) as the preferred alternative.

SCC Actions/Recommendations:

SCC requested Enterprise Services and Employment Security Department staff along with the design consultant review the preferred alternative with Washington State Patrol and Capitol Security and Visitor Services (CSVs). The request was to review site and facility security risks and incorporate applicable security improvements to increase state employee safety of this facility following.

The Employment Security Department, Building Renovation- Predesign, prepared by KMB Architects, was revised to include a narrative of the recommended security measures to be further evaluated and incorporated (as appropriate) during the design phase. Conceptual-level costs of these recommended security measures are included in Option 2- Preferred Alternative.

Next Steps:

The Predesign will be submitted to OFM for approval, and will be subject to further review/ approval and budget appropriations by the State Legislature to move ahead with the project.

Requested Action(s):

Move to approve the findings and recommendations as outlined in the Employment Securities Department, Building Renovation- Predesign, prepared and revised by KMB Architects.

List of Attachments:

Attachment 6A: Presentation of the Employment Security Building-, Predesign, prepared by KMB Architects and dated 09/19/19 (revised).

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ESD Headquarters Building Renovation

Sept. 19, 2019



ESD BUILDING RENOVATION

Project Predesign Recap

Employment Security Department

- Headquarters built 1961, original building systems still in operation
 - *INSULATION – Inadequate/non-existent*
 - *BUILDING ENVELOPE – Inadequate/Leaky*
 - *MECHANICAL SYSTEMS – Inefficient/obsolete/unreliable*
 - *EEO 18-01 Efficiency and Performance requirements unreachable in current state*
- Functional and Code Deficiencies
 - *Non-ADA compliant accessibility, restrooms, egress*
 - *Workspaces not configured to standards of EEO 16-07 “Modern Work Environment” needs*
 - *ESD Organizational Strategic Plan space needs*

PREDESIGN CONCLUSION:

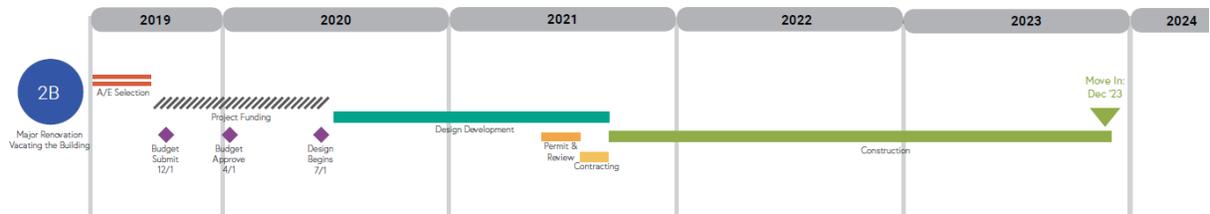
Recommend a MAJOR renovation of the building including energy, cosmetic, code and seismic upgrades.

ESD BUILDING RENOVATION

Project Schedule

212 Maple Park Ave ESD Building Predesign

Conceptual Schedules for Recommended Option



ESD BUILDING RENOVATION

SCC Recommendation at July Meeting:

Verify predesign incorporated findings of CSVS/WSP Campus Security Evaluation

- CSVS/WSP provided ESD section of report to predesign team
- Predesign team and WSP/CSVs met to summarize findings
- DES/ESD/KMB revisit predesign for changes due to assessment
 - *Design Elements*
 - *Cost Revisions*

ESD BUILDING RENOVATION

Findings which affect predesign:

Site Security

- Incorporate Crime Prevention thru Environmental Design (CPTED) Principles in Landscape Design
- Enhance Site Lighting
- Reinforce / Improve Standoff Distance for Vehicles and Trash Containers
- Improve Site Video Security System (VSS)

Structure Security

- Enhance Structural System to Prevent Progressive Collapse
- Protect Air Intakes
- Protect Ground Floor Openings from Intrusion

Facility Entrance Security

- Enhance Visitor Security Lobby / Reception
- Improve VSS

Interior Security

- Incorporate Intrusion Detection System (IDS)
- Improve VSS

Security Systems

- Incorporate Intrusion Detection System (IDS)
- Improve VSS

ESD BUILDING RENOVATION

Project Goals (updated)



- Create a co-located, shared use efficient space including offices, conference spaces and core building functions
- Facility compliant with Governors *Executive Order 18-01* for “Net Zero Ready”
- High efficiency LEED Silver Certification in accordance with *Executive Order 05-01*
- Modern, accessible workplace in accordance with *Executive Order 16-07 - Building A Modern Work Environment*
- Improve facilities to meet agency mission, goals and RCW obligations
- Maintain historic character of Capitol Campus Architecture
- Enhance safety and building longevity in the event of a major earthquake
- Provide adequate Building, Site, and Occupant Security per DES/CSVS/WSP focus

ESD BUILDING RENOVATION Project Cost

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY			
Agency	ESD		
Project Name	212 Maple Park Lane Renovation		
OHM Project Number			
Contact Information			
Name	Jarvis Rice		
Phone Number			
Email			
Statistics			
Gross Square Feet	93,500	MAAC per Square Foot	\$216
Usable Square Feet	84,600	Escalated MAAC per Square Foot	\$239
Space Efficiency	90.5%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	10.13%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project		Art Requirement Applies	
Inflation Rate	3.00%	Higher Ed Institution	
State Tax Rate %	8.90%	Location Used for Tax Rate	
Contingency Rate	10%		
Base Month	June-19		
Project Administered by	DES		
Schedule			
Predesign Start	October-18	Predesign End	January-19
Design Start	July-20	Design End	August-21
Construction Start	September-21	Construction End	September-23
Construction Duration	24 Months		
Green cells must be filled in by user			
Project Cost Estimate			
Total Project	\$31,451,835	Total Project Escalated	\$34,564,232
		Rounded Escalated Total	\$34,564,000

Major Assumptions:

GC/CM delivery

Competitive bid of all trades

ESD to completely vacate building during construction

Does not include cost of contract admin by 3rd party project administrator

GC/CM Risk Contingency: 3%

General Conditions: 13%

Contractor OH&P: 5%



State Capitol Committee

September 19, 2019

7- Capital Campus, Centennial Tree Challenge

Purpose: Informational

Sponsor(s): Department of Enterprise Services, Buildings and Grounds (B&G) division

Contact(s): Scott Kibler, B&G Assistant Director, (360)725-0015, scott.kibler@des.wa.gov
Brent Chapman, B&G Horticulturist, (360)725-0018, brent.chapman@des.wa.gov

Presenter(s): Brent Chapman, DES B&G Horticulturist

Description:

The Department of Enterprise Services (DES) is partnering with the Department of Natural Resources (DNR) to plant 100 trees on the Capitol Campus between October 2019 and August 2020 in association with a challenge issued by the National Association of State Foresters (NASF). The plantings will help jump-start an overall DES tree planting plan. Meanwhile, DES is addressing health and safety issues with four elderly Norway maples that are popular on the campus.

Centennial Challenge

NASF has issued a “Centennial Challenge” in celebration of the organization’s 100-year anniversary. DES and DNR will partner to meet the challenge by planting 100 trees on the Capitol Campus: DNR will purchase many of the trees and DES B&G will plant and maintain them. We are also approaching the 100-year milestone since the first trees were planted on Capitol Campus in the 1920s.

DES is working collaboratively with DNR to host various tree planting events throughout the year to engage the community and promote urban forestry ideals.

Planting plan

The 100 tree plan takes today’s site conditions into account and is guided by the West Capitol Campus Historic Landscape Preservation Master Plan (2009 Mithun), which is based on the original campus design called the Olmsted Plan. It also will be coordinated with overall master planning for the campus as well as plans such as the East Campus Plaza Program and Schematic Design Plan (1996 EDAW Plan). Overall, the goal is to ensure a variety of tree size and age throughout the campus so as trees reach the end of their life cycles there will not be large gaps on the campus.

Health & Safety Issues for popular Norway Maples

The maples have been on the campus since the 19th century. Through TLC, DES has been able to extend their life several years beyond what would be typically expected in an urban setting using support, cabling and other means.

Later this year, based on the arborist's recommendation:

- Two trees will be pruned and have improvements made to support braces holding up branches. These trees have health issues but the issues are manageable for now.
- Two other trees need to be removed because their health has deteriorated to the point that they are becoming a safety hazard. They are rotting from the inside out and their branches are dying.

Next Steps:

- 1) B&G staff will collaborate with other ES staff and DNR urban foresters to develop tree planting list indicating the different species and quantities for identified tree planting zones.
- 2) Enterprise Services staff will collaborate with DNR urban foresters to plan and promote community tree planting events in celebration of Urban and Community Forestry Month (October 2019) and Arbor Day 2020 (April 2020).

Requested Action:

No Action is required at this time.

List of Attachments:

Attachment 7A: Presentation of the Capitol Campus 100 Tree Legacy Project, prepared by Enterprise Services.

1

Centennial Challenge

A partnership between the Department of Enterprise Services and Department of Natural Resources on the Capitol Campus

2

Centennial Challenge -100 new trees

- Challenge issued by National Association of State Foresters in celebration of organization's 100-year anniversary.
- DES and DNR partnership will result in 100 trees planted on the Capitol Campus between October 2019 and August 2020.



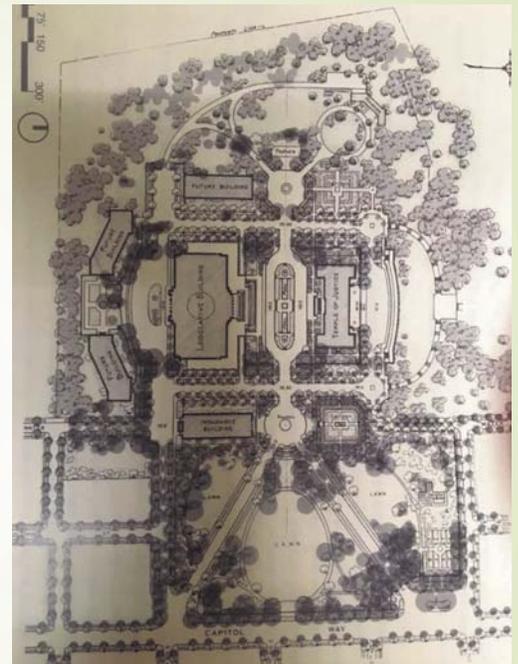
Present tree plantings

- More informal planting arrangements on the edge of campus that become formal in the center of the historic district
- Diversity of forms, textures, colors from native and non-native species appropriate for planting sites.
- Gaps in planting new trees consistently over the years has resulted in a less than ideal age diversity in the campus urban forest
- Some legacy trees have structural and health challenges that need to be addressed



Tree planting plan

- Being developed in collaboration with DNR urban foresters
- Takes today's site conditions into account
- Jump starts existing E and W Campus plans:
 - West Capitol Campus Historic Landscape Preservation Master Plan (2009 Mithun)
 - East Campus Plaza Program and Schematic Design Plan (1996 EDAW Plan)
 - Both plans based on the original campus design (Olmsted Plan)



Olmsted Plan

5

The Centennial Challenge

Bridging the past to the future as we approach the 100-year milestone for the original campus landscape and tree plantings



1920s



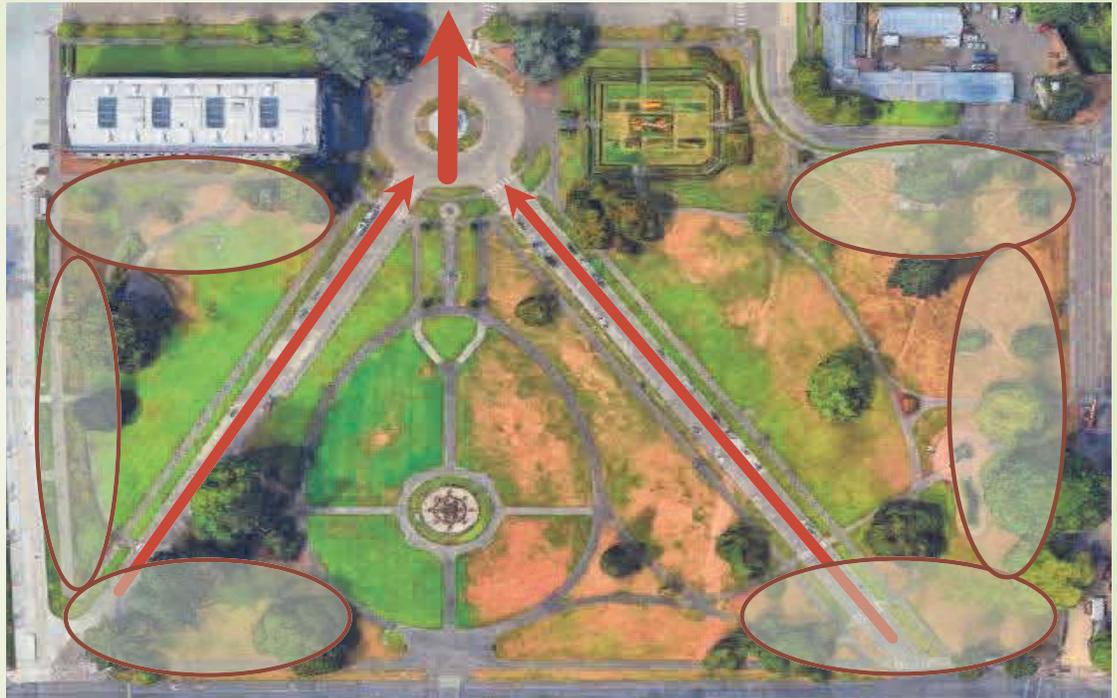
Now



Future:

Ensure variety of tree size and age throughout campus so that when trees reach end of their life cycles there are not future gaps on campus

6



7



Tree Planting Zones: West Campus Buffer

8



Tree Planting Zones: East Campus



Tree Planting Zones: Parks

Legacy Trees: Addressing health & safety issues



Trees from the original Olympia neighborhood included in the Olmsted Plan (over 100 years old) and trees planted per the Olmsted plan (90 years old)

- Lots of care extends tree life several years beyond what would be typically expected in an urban setting
- **In October**, two Norway maples will be removed (trees 2 and 3). They are rotting from the inside out and their branches are dying, which poses safety concerns.
- **In December**, two Norway maples will be pruned and have improvements made to support braces holding up branches (trees 1 and 4). These trees have health issues but the issues are manageable for now.



Norway maple from original Olympia neighborhood

11

Stewardship of campus trees is a continuous process



12

October kickoff event for 100 new trees



- Celebrates Urban Forestry Month (as proclaimed by Gov. Inslee): Oct. 18
- You're invited!
- Starts effort to plant 100 trees on the Capitol Campus between October 2019 and August 2020.

Conclusion

The best time to plant a tree was 20 years ago. The second best time is now.”
— *Chinese proverb*

The NASF Centennial Challenge brings the opportunity to plant 100 trees in a thoughtful manner to kick off the next 100 years.



Questions?

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State Capitol Committee/ Capitol Campus Design Advisory Committee

September 19, 2019

8- Capitol Childcare Center- Progress Update

Purpose: **Informational**

Sponsor(s): Department of Enterprise Services

Contact(s): Oliver Wu, Project Manager, (360) 407-8534, oliver.wu@des.wa.gov
Kevin Dragon, Program Manager, (360) 407-7956, kevin.dragon@des.wa.gov

Presenter(s): Oliver Wu, Project Manager

Description:

The Capitol Childcare Center project is a progressive design-build project that addresses the need for child care on the Capitol Campus for State Employees. As part of the Legislative Bill, Section 1083 instructed Enterprise Services to procure a design/build team for the Capitol Childcare Center at the Old IBM Site on the Capitol Campus. The facility shall serve a minimum of 75 to 100 children, and be primarily a child care resource for State Employees.

With budget approval on July 1, Enterprise Services began the design-build procurement process involving a request for qualifications. A total of 6 design-build firms responded, and 3 finalists were selected to advance in the selection process. Each finalist submitted a proposal outlining their approach on the project and participated in interviews.

The design/build team of Walsh Construction and Mahlum Architects was selected as the most highly-qualified and preferred team of all the finalists. Enterprise Services and the Walsh/Mahlum team immediately began contract negotiations and entered into contract to begin initial design efforts since time was of the essence for this project.

The Walsh/Mahlum team with the assistance of Enterprise Services immediately began convening a partnering workshop to identify key project stakeholders and develop a team charter. Walsh/Mahlum facilitated a workshop to review and further define the project's overall vision, metrics of success, and its core values as outlined in the approved Capitol Childcare Center Predesign.

Following this workshop, Walsh-Mahlum led multiple full-day workshops with Enterprise staff to examine the initial programming requirements for the Capitol Childcare Center and the Old IBM site, and began preliminary decision-making processes in support of design efforts. These interactive workshops were visual-based, and structured to invite attendees to be active participants in the decision making process. Each workshop was well attended by the stakeholders. A large quantity of input was shared and collected by Walsh/Mahlum. A preliminary Program Report was developed and shared with our stakeholders.

Enterprise Services received positive reviews of this collaborative process from the workshop participants in relation to the design-build delivery method.

Some of the key highlights of the Program Report were:

1. Overall space allocation for both interior spaces and outdoor spaces.
2. Size of classrooms, multi-purpose room, staff rooms, and individual outdoor play spaces.
3. Elements of each classroom were identified, such as bathrooms and storage.

Additional workshops are planned starting September 30, of which stakeholders have been invited again to participate in the process. The focus of these workshops will be the Basis of Design using the input and information developed from the programming workshops. Walsh/Mahlum will begin to outline the specific design criteria to be used for the development of design-build documents. The design criteria will include design and performance parameters relating to the building envelope, HVAC system, security system, electrical system, etc.

CCDAC Previous Actions/Recommendations:

During a meeting held on September 20, 2018, CCDAC recommended the State Capitol Committee approve the Capitol Childcare Center Predesign, as prepared by Schacht Aslani Architects and dated September 2018.

CCDAC recommended SCC pursue additional study of the preferred development alternative to include multi-floor construction or multi-use as part of the Preferred Alternative (i.e. ProArts Development Site – Site 12).

The predesign included the Old IBM “Right Sized Old IBM Site Development Option” as part of the findings and recommendations was included in the Capitol Campus Child Care Center, Predesign.

SCC Previous Actions/Recommendations:

SCC previously approved the Capitol Childcare Center Predesign on October 18, 2019. This approval extended to the findings and recommendations as outlined in the Capitol Campus Child Care Center, Predesign Study as prepared by Schacht Aslani Architects and dated September 2018. The predesign included the Old IBM “Right Sized Old IBM Site Development Option.”

Next Steps:

Design will continue through January 2020 with several more workshops involving our stakeholders. Construction to commence February 2020 and substantial completion will be December 15, 2020.

Enterprise Services intends to provide status updates to both CCDAC and SCC during each committee’s regularly scheduled meetings until this project is complete.

Requested Action:

No Action requested at this time.

List of Attachments:

Attachment 8A: Capitol Childcare Center– Presentation, prepared by Enterprise Services and dated September 19, 2019.



Capitol Childcare Center

September 19, 2019



Project Team

- Oliver Wu, Project Manager
- Kevin Dragon, Program Manager
- Design/Build Team
 - Walsh Construction
 - Mahlum Architects



Project Narrative

Project Introduction

- Predesign approved in 2018
- Legislative Proviso Section 1083
- New child care center on the Capitol Campus
- 75 to 100 children
- Resource for State Employees
- State-of-the-art child care center
- Outdoor nature-based play spaces



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Project Narrative

Project History

- Progressive Design-Build
- Quick procurement process
- Qualifications based selection
- Walsh Construction and Mahlum Architects
- Commenced project work on August 6, 2019



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Partnering Workshop

- Identify all stakeholders, including the Core Team and Executive Team
- Review selection of subconsultants and subcontractors
- Develop Communication Protocols such as email, file-sharing, and a communication plan
- Review Project Milestone Schedule
- Develop a Team Charter
 - Project Vision
 - Metrics for Success
 - Core Values



Partnering Workshop

Capitol Campus Childcare Center Team Charter

VISION

A sustainable and state of the art childcare center that prioritizes children, parent, and educator needs. The design creates a beautiful gateway from the community onto the Capital Campus and the facility serves as a model for innovative and effective investment of state resources towards the health of our future generations.

METRICS OF SUCCESS

Positive Team Relationship



Building Performance Indicators



Milestone Achievements



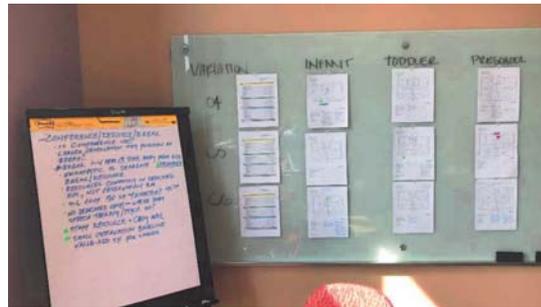
CORE VALUES

Trust
Dependability
Flexibility
Innovation
Generosity
Excellence
Efficiency
Clarity
Integrity
Empowerment
Curiosity
Commitment
Ingenuity
Respect
Transparency
Understanding
Open-Mindedness



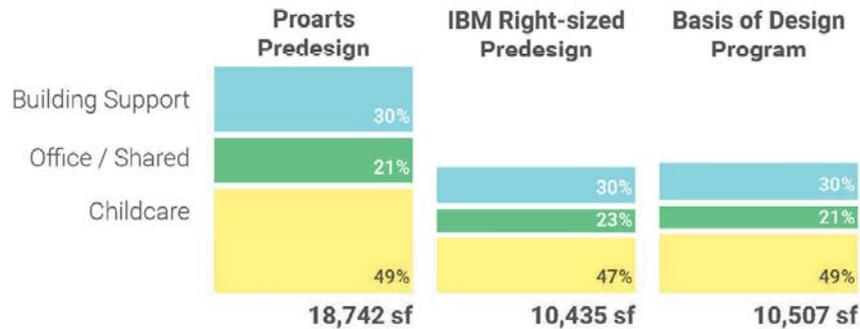
Program Validation

- Positive experience with the design/build process
- Stakeholders provided a large quantity of feedback
- Programmatic decision making was a team effort, with our design/build team and our stakeholders



Program Validation

PREDESIGN PROGRAM COMPARISON



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Program Validation

BASIS OF DESIGN PROGRAM

Proposed Building > Variation 07							
Net Square Feet							
	min. staff	max. children	quantity	units	sf/units	total nsf	sf/child
Reference Total SF						10,507	
Childcare							
Infant Classroom (Toddler Flexible)	2	8	1	1 rm	500	500	63
Toddler Classroom (Infant Flexible)	2	14	3	1 rm	600	1,800	129
Pre-school Classroom	2	20	2	1 rm	800	1,600	80
Infant/Toddler Toilet & Changing Station			4	1 area	80	320	
Pre-school Restroom			2	1 area	80	160	
Shared Laundry Room & Storage			1	1 rm	100	100	
Preschool Storage			2	1 area	35	70	
Kitchen & Pantry	1		1	1 rm	350	350	
Bottles & Kitchenette			4	1 area	35	140	
Curriculum Storage			1	1 area	100	100	
TOTAL OCCUPANTS	13	90					
TOTAL CHILDCARE ASSIGNABLE SQUARE FEET					57	5,140	

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Program Validation

BASIS OF DESIGN PROGRAM

Proposed Building > Variation 07							
Net Square Feet							
	min. staff	max. children	quantity	units	sf/units	total nsf	sf/child
Reference Total SF						10,507	
Offices & Shared Spaces							
Reception / Program Assistant	1		1	1 area	180	180	
Office, Director	1		1	1 rm	180	180	
Observation Room / Staff Office			3	1 rm	65	195	
Conference Room			0	1 rm	180	0	
Resource Room			1	1 rm	240	240	
Multipurpose Space			1	1 rm	1,120	1,120	
Break Room			1	1 rm	120	120	
Parent Room / Lactation			1	1 rm	80	80	
Car Seat & Stroller Storage			1	1 area	50	50	
TOTAL OFFICE & SHARED ASSIGNABLE SQUARE FEET	2	0				2,165	
TOTAL ASSIGNABLE NET SQUARE FEET					81	7,305	

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Program Validation

BASIS OF DESIGN PROGRAM

Proposed Building > Variation 07							
Net Square Feet							
	min. staff	max. children	quantity	units	sf/units	total nsf	sf/child
Reference Total SF						10,507	
Building Support							
Storage (accessed from outdoors)			1	1 rm	100	100	
Family Restroom			1	1 rm	50	50	
Gender Neutral Restrooms			2	1 rm	50	100	
Mechanical			1	1 rm	500	500	
Janitor's Closet			1	1 rm	100	100	
Waste & Recycling Room			1	1 rm	100	100	
Water Services Room			1	1 rm	100	100	
Electrical & Telecommunications			1	1 rm	180	180	
Circulation, Entry Areas			16%	1 area		1,169	
Structure & Walls			11%	1 area		804	
TOTAL BUILDING SUPPORT UNASSIGNABLE SQUARE FEET						3,202	
TOTAL UNASSIGNABLE NET SQUARE FEET						3,202	
TOTAL BUILDING AREA SQUARE FEET				117		10,507	

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Program Validation

OUTDOOR PROGRAM COMPONENTS



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