

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING

Remote Access Meeting
Olympia, Washington 98504

September 16, 2021
10:00 a.m.

Final Minutes

MEMBERS PRESENT:

Alex Rolluda, (Chair) Architect
Dan Miles, (Vice Chair) Architect
Marc Daily, Urban Planner
Representative Laurie Dolan
Senator Phil Fortunato
Senator Sam Hunt
Chris Jones, Landscape Architect
Kim Wyman, Secretary of State

MEMBERS ABSENT:

Representative Joel McEntire

OTHERS PRESENT:

Tara Smith, Department of Enterprise Services
Bill Frare, Department of Enterprise Services
Ann Larson, Department of Enterprise Services
Matt Aalfs, BuildingWork
Rachel Newmann, S. Capitol Neighborhood Assn.

Annette Meyer, Department of Enterprise Services
Kevin Dragon, Department of Enterprise Services
Clarissa Easton, Department of Enterprise Services
Lana Lisitsa, Mithun Architecture
Valerie Gow, Puget Sound Meeting Services

Welcome and Introductions, Announcements & Approval of Agenda

Chair Alex Rolluda called the Capitol Campus Design Advisory Committee (CCDAC) virtual meeting to order at 10:03 a.m. A quorum of the CCDAC was attained.

Members and staff provided self-introduction.

Chair Rolluda recognized Tara Smith, the new Director of the Department of Enterprises (DES).

Director Smith shared that she has been watching the committee meetings for some time prior to her appointment and has become familiar with some of the committee's work. She looks forward to attending future meetings and learning more.

Chair Rolluda reviewed the voting process and the meeting agenda: Review and approve the May 20, 2021 meeting minutes; receive an update on the Legislative Campus Modernization (LCM) Project, an update on the State Capitol Committee (SCC) Workgroup, an update on the Capitol Lake-Deschutes Estuary, Long-Term Management Plan Environment Impact Statement (EIS), and an update on DES Capital Projects. The agenda includes an opportunity for the public to offer comments.

Approval of May 20, 2021 CCDAC Minutes - Action

Chris Jones moved, seconded by Secretary Kim Wyman, to approve the CCDAC meeting minutes of May 20, 2021 as presented. A voice vote unanimously approved the minutes.

Public Comment Period – Informational

Chair Rolluda invited public comments and outlined the format for providing comments during the virtual meeting. The public was invited to submit comments by email to DES no later than 4 p.m. on the day prior to the meeting. All comments submitted were copied to committee members.

Project Manager Dragon advised that DES did not receive any public comments by the deadline.

Rachel Newmann representing the South Capitol Neighborhood Association, conveyed appreciation for the series of opportunities to collaborate with DES staff over the last several weeks on the Legislative Campus Modernization and the SCC statutory review projects. The meetings assisted in building channels of communications and shaping a plan for ongoing stakeholder participation. During the summer, the group developed a perspective's paper to provide clarity on the South Capitol Neighborhood Association's priorities and concerns regarding development of the south edge of the Capitol Campus and the importance of comprehensive planning principles. The final version of the paper will be transmitted to each committee member in the next several days. The Association hopes the committee finds the information useful and looks forward to working closely with members as the Newhouse Building replacement and Pritchard Building renovation plans move forward. In terms of the statutory review, it is important to review CCDAC membership categories to identify gaps. One gap is the need for expertise in historic preservation and the important nexus for inclusion of local jurisdictions and surrounding communities when addressing state buildings.

Legislative Campus Modernization Project Update - Action

Chair Rolluda invited DES staff to provide an update on the status of the Legislative Campus Modernization (LCM) project.

Bill Frare, Assistant Director of Facilities Professional Services, DES, introduced Clarissa Easton, Project Director for the LCM project.

Project Director Easton updated members on the LCM project. She acknowledged the enthusiasm and support from everyone working on the project, as well as support from members of the South Capitol Neighborhood Association. She outlined the agenda for the update.

DES has contracted with Miller Hull Partnership from Seattle. Work has been initiated on validation of programming, traffic issues, and public outreach with formal design scheduled to begin by December 1, 2021 on the Newhouse Building Replacement project. The South Capitol Neighborhood Association has been advised of progress and will provide input on design concepts. DES interviewed three construction companies to serve as the General Contractor-Construction Manager (GC/CM) on the Newhouse Building Replacement project. The GC/CM alternative delivery method affords an opportunity for the general contractor and the design team to collaborate early during the design process.

Several elements of the LCM project benefitting the entire campus have been identified as the *LCM Global* project. One of those projects is the renovation of the first floor of the Legislative Building, which is nearly completed. The renovation accommodates members of the Press Corps who will be relocated from the Press Houses. Supply chain issues affecting the national economy are also affecting the project's availability of construction materials. The project includes numerous custom-sized doors for the interior of the building that were delayed because of supply chain interruptions. The team anticipates receiving the materials within the next several weeks.

Another LCM Global project is the placement of a modular building on the Executive Residence Parking Lot. DES contracted with a civil engineer to complete a utility study and site survey to enable the placement of the building to accommodate first phase occupants moving from the Newhouse Building

during the completion of the replacement building. Additionally, the scope of work for Miller Hull and the GC/CM was revised to include demolition of the existing Visitor Center, parking lot, and the Press Houses as the work would benefit from a single point of contact.

Project Director Easton responded to a query from Senator Hunt involving potential changes in facility space needs to address post-COVID workplace space needs. Efforts on programming verification were recently initiated for the Newhouse Replacement project, which will include considerations of various instructions and directives influencing programming requirements for employee space needs. Assistant Director Frare added that staff is evaluating how the post-COVID work environment might impact future space needs and affect programming for the building.

Project Director Easton advised of plans to add information on post-COVID workplace needs to the *Frequently Asked Questions* to allay any concerns.

Project Director Easton displayed a photo of the Joel Pritchard Library. The validation study for the building began in August and involves working closely with the Project Executive Team on options. Progress on the study is published to include technical information on hillside stabilization and the building's existing internal structural system.

Project Director Easton reviewed the project's organization for the Pritchard Building Validation Study. For the LCM project, team members report to the Project Management Team comprised of representatives from the House, Senate, Office of Financial Management (OFM), and DES. All decisions reside with the Project Executive Team comprised of House and Senate Leadership. The Department of Archeology and Historic Preservation (DAHP) Peer Review Group includes Allyson Brooks, PhD/DAHP; King Chin, GeoEngineers; Alex Rolluda, CCDAC; Dan Say, Swenson Say Fagét (SSF); and Michael Sullivan, Artifacts. DES contracted with a third-party historic preservation consultant following discussions and public testimony last spring. BuildingWork from Seattle is providing an objective third-party observation of the validation study. The design team includes Mithun Architecture as the lead with engineering and cost support provided by several other firms.

Project Director Easton introduced Lana Lisitsa, Principal, Mithun Architecture, and Matt Aalfs, Principal of BuildingWork, an architecture firm in Seattle.

Mr. Aalfs reviewed historic preservation issues surrounding the Pritchard Building. He displayed an illustration of the building produced by Paul Thiry, the building's original architect. Mr. Thiry was one of the most significant modernist architects in the Pacific Northwest who introduced ideas of European modernism during the mid-20th century. The Pritchard Building (Washington State Library) was one of Mr. Thiry's key institutional public buildings designed during his career. He was well known as the principal architect for the Seattle Center for the 1962 World's Fair. The Pritchard Building is a landmark and was placed on the National Register of Historic Places. Mr. Thiry conceived the building as a modernist interpretation of neoclassical architecture. The building is clad entirely with local Wilkeson Sandstone similar to other historic building on the campus creating a material relationship between the buildings. The building was one of Mr. Thiry's earlier explorations in concrete structure. He used the material in innovative ways influencing other projects, such as the Seattle Center Coliseum, known today as the Climate Pledge Arena in Seattle.

The building's significance includes art integrated within the architecture. Mr. Thiry frequently incorporated art within important public buildings. The building features a bronze sculpture, an exterior sundial created by John Elliott, a significant wall mosaic by James FitzGerald, and other paintings and furniture commissioned for the building. Within the basement of the building, the Washington Room features murals by Kenneth Callahan depicting the history of Washington State.

Today, the Pritchard Building is not in its original condition with many alterations occurring to the building over the last 60 years. Some of those alterations have been detrimental to the historic character of the building. The building has suffered damage from earthquakes and some stone cladding is in significant disrepair that needs to be remediated. The windows were replaced in the mid-90s with a window system that detracts from the historic character of the building. A number of interior alterations have occurred over the decades to include modifications to duct work for HVAC systems and lighting finishes.

Ms. Lisitsa reviewed prior planning efforts completed on the Prichard Building. In 2002 during interior renovations and window replacements, a study was completed resulting in adaption of the building for use as offices and a cafeteria, which were detrimental to the historic character of the structure. In 2004, Barnett Schorr Architects completed an Adaptive Reuse & Addition Predesign resulting in an addition to the building. As part of the predesign, significant structural alterations and reinforcement of the building were recommended in addition to an introduction of a central atrium in the middle of the stacks to enable light inside the space. In 2006, SRG completed a predesign for an addition to the building and an underground parking garage for 210 vehicles. The study concluded that the lack of stability of the existing configuration of the building would result in extremely high project costs. No further design work was completed. However, several additional studies were completed. The first, in 2008, studied the building's exterior cladding. The study recommended addressing failing sandstone cladding immediately due to the life safety hazard posed by stone panels that could fall. In 2010, geotechnical engineers with Golder and Associates studied the hillside and recommended hillside stabilization by reinforcing the hillside with a 60-foot long soldier pile wall.

Today, the Pritchard Building Validation Study is in response to a legislative proviso requiring two components:

Component #1:

- a. A high-performance building meeting net-zero-ready energy standards with an energy use intensity of no greater than 35;
- b. Sufficient program space required to support House of Representatives' offices and support functions; and
- c. Additional office space necessary to offset House of Representatives' members and staff office space that may be eliminated in the renovation of the third and fourth floors of the O'Brien Building

Component #2:

- a. The study must include an analysis of seismic, geotechnical, building codes, constructability, and costs associated with renovation and expansion of the Pritchard Building to accommodate tenant space needs;
- b. DES shall contract with a third-party historic preservation specialist to ensure the study is in compliance with the Secretary of the Interior's Standards and any other applicable standards for historic rehabilitation;
- c. The study must include a public engagement process including the CCDAC and the State Capitol Committee (SCC).

The Pritchard Building is located between the State Capitol Historic District and the South Capitol Neighborhood Historic District. The site has been designated as Opportunity Site 5 within the Capitol Campus Master Plan as a site that should house functions critical to effective operations of legislative activities, and Policy 2.1 within the Master Plan requiring new buildings on the south edge of the West Campus to serve functions critical to legislative activities. Although the building is listed on the National Register of Historic Places, the site is located outside and between the two historic districts; however, the site is an important link between the two districts and an important element of the historic fabric of the entire area.

The Pritchard Building Validation Study employs a two-phased approach:

Phase 1: Identify strategies for building rehabilitation, with support from Historic Preservation consultant.

- Hillside Stabilization
 - Evaluate options to protect the landmark from a potential landslide
- Structural Rehabilitation
 - Identify seismic improvements scenarios
 - Minimize visual impact on exterior and interior of the single-story north portion
 - Consider options for renovating/reinforcing versus rebuilding the stacks
- Architectural Rehabilitation
 - Identify potential egress and other life-safety improvements
 - Consider removal of recent interior modifications
 - Outline likely accessibility improvements for shell and core
 - Develop scope for building exterior improvements
 - Identify options for restoration of original monumental windows in the reading room
 - Consider new windows in the stacks

Phase 2: Program implementation

- Program Space Strategies
 - Identify alternative strategies to provide offices for the House of Representatives, Code Reviser, Legislative Technical Support, Legislative Staff Support, cafeteria and related spaces
 - Consider adaptive reuse: an addition to, or adjacent to the Pritchard Building
- Budget Development
 - Describe alternatives and develop a budget for the preferred alternative identified by the Project Executive Team

Ms. Lisitsa reviewed the work plan and schedule. Phase 1 work was initiated in August 2021 with completion scheduled in October followed by initiating Phase 2 for completion by January 2022. The final phase of the project is focused on documenting the outcomes of the study. Accomplishments to date include completion of a site workshop with geotechnical engineers, a peer review panel, DES, and BuildingWork yielding three viable options for hillside stabilization that would not encroach on the Pritchard Building. Multiple options were evaluated for structural reinforcement with the options narrowed to develop preliminary cost estimates. The project team met with City of Olympia staff twice to review the project and review some of the technical aspects of the study. The first stakeholder meeting was held on September 8, 2021. The project team continues data collection and analysis of codes for the study. Ms. Lisitsa invited questions and comments from the committee.

Chair Rolluda asked whether staff received any public comments. Project Manager Dragon advised that no public comments were submitted for the LCM project.

Chris Jones commented that the water feature located on the north side of the Pritchard Building is an important characteristic of the building. He asked whether the water feature and the ADA ramp were included in the study. Project Director Easton said the study includes the entire entrance sequence, which would not exclude the water feature.

Mr. Aalfs added that the water feature along with the sculpture are inherent features of the building, as well as historic elements of the building that would need to be considered. Ultimately, the rehabilitation of the building considers accessibility and safety for all individuals.

Ms. Lisitsa noted the ramp appears to be well integrated with the building and the team would evaluate whether the ramp meets current ADA requirements.

Chair Rolluda asked for additional information on the three hillside stabilization options. Ms. Lisitsa explained that all options consider how to protect the building during a seismic event. The main concern is the history of recent shallow landslides and how a significant earthquake could cause the hillside to collapse. The three options consider placing various protective elements such as a seawall, ground improvements with numerous piles on a grid with a top platform, or a large grade beam next to the exterior wall of the buildings supported by deep piles. The goal is to enable the flow of the protected element to slide without causing the collapse of the building. Of those options, the project team is exploring minimum code requirements for protection of occupants during a seismic event. Another option for exploration is a greater level of protection for the building that would reduce potential damage.

Project Director Easton commented on the level of technical expertise and details required of the study. The project team is striving for accurate, technical information that informs the existing structural system and the hillside. The decision resides with the Project Executive Team on the option pursued in the future. The first step is identifying all technical information to confirm all options that might be available if rehabilitation expansion is the selected option. The team is also evaluating hillside issues should a new building be constructed within the approximate area between Opportunity Sites 5 and 6. Much of the analysis produced by the study will be used regardless of the option selected.

Senator Hunt commented that the water feature during the winter when frozen is an amazing piece of art. In terms of historic preservation, he asked whether the team is exploring possibilities or opportunities for maintaining the façade of the Pritchard Building if renovated or expanded in the rear. Project Director Easton responded that all options are under consideration.

Mr. Aalfs added that the team is exploring options of adaptive reuse and ways to modify the building to function as offices. Exploration of options is included in this phase of the study.

Dan Miles commented on the amount of study completed on the cladding of the building over the last 25 years. It appears in more recent studies, the cladding system was determined to be deteriorating. He asked about any mitigation completed to prevent any further damage as this study is completed. Mr. Aalfs said he is not aware of any mitigation measures to protect the façade. The team recently completed a cladding remediation project on the Capitol Court Building on campus. The team is aware of many of the technical issues. It is likely a construction project be required if the building is preserved to re-secure stone on some areas of the building; however, further analysis is necessary to confirm the degree of damage.

Secretary Wyman commended the project team for taking a pause and considering the historic and architectural significance of the building. At the onset of the project several years ago, it appeared there was some momentum geared toward the mindset of old buildings as too expensive to renovate and should be removed. Although that might be the final outcome, she supports the team pursuing a thoughtful process of analyzing all factors and is appreciative of the preservationist team members raising the questions. Although, she was aware of the historic significance of the building, the presentation pointed out the "whys" and "hows" as to the building's significance and reconfirmed the importance of a thoughtful process moving forward.

Senator Fortunato commented that several years ago, the City of Wilkeseon discovered an unpaid invoice of \$87,000 from 1923 from the Wilkeson Quarry. The purchase contract included a 5% interest provision for nonpayment, which would equate to a total of \$5.8 million today. In deference to repossessing the building, the Governor indicated his willingness to place a plaque on the Capitol Building and a kiosk. He questioned how the sandstone could be matched today given Wilkeson sandstone is no longer produced. Mr. Aalfs shared that he toured the Wilkeson Quarry several years ago and was able to purchase some sandstone for some test work for the Insurance and Cherberg Buildings. If significant quantities of sandstone are required, it would need to be produced by the Wilkeson Quarry. Today's preservation standards requires the use of existing historic material wherever possible. Existing stone on the building could be reattached if technically possible; however, it is also likely some additional stone might be required.

Senator Fortunato asked about the possibility of pursuing funding for hillside stabilization as an immediate step. He asked whether additional engineering is required to identify the best approach for stabilizing the hillside. Assistant Director Frare advised that additional time is required to complete engineering studies of the hillside. At this time, a funding proposal would not be considered during the supplemental budget session. Construction or rehabilitation of the Pritchard Building is scheduled to begin in October 2025 enabling some time to implement hillside stabilization improvements. Senator Fortunato recommended moving the schedule for hillside work sooner rather than waiting for the renovation of the Pritchard Building to stabilize the slope. Assistant Director Frare advised that the engineering and predesign work would help to insure informed decision making during legislative sessions.

Representative Dolan noted that she and Senator Hunt both represent the 22nd Legislative District, which includes the South Capitol Neighborhood. She thanked Project Director Easton and the project team for the meaningful dialogue with residents of the South Capitol Neighborhood. That time and the efforts are appreciated both by the neighborhood as well as by her and Senator Hunt.

Secretary Wyman asked about the possibility of using sandstone from the GA Building. Assistant Director Frare advised that it is unknown whether sandstone was used for the GA Building but the option could be explored.

Project Director Easton concluded the update and advised that the entire team is moving expeditiously on all elements of the project with support from many interests.

Chair Rolluda thanked DES and consulting staff for providing the update.

SCC Statute Update Workgroup – Informational

Chair Rolluda invited Assistant Director Frare to provide the update on the status of the SCC Statute Update Workgroup.

Assistant Director Frare reported the SCC commissioned a workgroup to review the statutes and provide some recommendations to align statutes. The workgroup has met five times since July. The first two meetings focused on ensuring all workgroup members have a common understanding of the problems and a clear objective for resolving those problems. The problem statement surrounds statutes, which are outdated and unclear and the importance of ensuring stewardship, preservation, and long-term planning are undertaken in a comprehensive manner with the appropriate stakeholders within the correct framework. One founding principle for the review is recognition that the budget cycle is governed by the constitution and that the Governor and the Legislature have specific responsibilities with timelines. It is important to dovetail the work of the committees with those responsibilities and timelines to ensure informed decision-making and to achieve the long-term vision of the Capitol Campus.

The last three meetings focused on the level of involvement by various stakeholder groups and approving bodies that are necessary to move forward on various projects and activities, such as the Master Plan, 10-year planning process, budgeting processes, predesigns, designs, and construction projects. The committee utilized RACI (Responsible, Accountable, Consulted, and Informed) modeling, an organizational process/technique involving diagrams for many aspects of long-term planning and project implementation. Some entities in the framework included DES, OFM, DAHP, campus agencies, Governor's Office, Legislature, CCDAC, SCC, City of Olympia, and the public. The comprehensive review of those entities followed because of the influence and the stake each one has in the preservation and stewardship of the campus. The committee realized the importance of identifying the appropriate roles of entities and processes. The first step was identifying appropriate representation on the committees by ensuring the right members are included, as referenced earlier by Ms. Newman who spoke to gaps in CCDAC representation for historic preservation.

The next several meetings will focus on the future framework for implementation of the recommendations created by the workgroup, as well as exploring representation on the committees responsible for stewardship and planning on the Capitol Campus.

SCC members of the workgroup include Representative Dolan, Senator Hunt, and Chris Jones. Assistant Director Frare invited members to speak to the work accomplished to date.

Mr. Jones said the conversations have been fruitful and the workgroup recognizes the importance of not impinging on legislature authority while recognizing the importance of better defining the roles and the stakeholders responsible for maintaining and upholding the quality of Capitol Campus.

Senator Hunt said the workgroup explored whether two committees versus one committee would be preferable. That issue will be of ongoing discussions.

Project Manager Dragon advised that no public comments were received on the update.

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

Chair Rolluda invited Ann Larson, DES Director of Government Relations, to provide the update.

Director Larson reported the focus of the EIS is to deliver a defensible EIS that supports the process and increases the durability of a decision. Director Larson displayed a graphic depicting engagement outcomes of the 60-day extended comment period on the Draft EIS. The numbers are preliminary and comments are currently being analyzed. The overall volume of activities, participation, and comments, as well as the breadth of engagement has been outstanding. Some entities providing comments include the Squaxin Island Tribe, U.S. Army Corps of Engineers, Department of Ecology, DAHP, Executive Workgroup, CLIPA, DERT Black Hills Audubon, Chamber of Commerce, Puget Sound Keepers, Friends of Olmsted Parks, and the Washington Environmental Council. Briefings were provided to Executive Workgroup member organizations, local organizations, such as Olympia Area Chinese Association, Olympia Downtown Alliance, CLIPA, Thurston League of Women Voters, Thurston County Chamber of Commerce, and legislators. Online engagement efforts have included several open houses with more than 1,300 visitors. The team published eight newsletters that generated more than 35,000 emails.

Following analysis of all public input, all comments will be posted on the project website in early October for access by the public. The comments will assist the project team in identifying focus areas for the Final EIS, which is scheduled for completion in 2022. Stakeholder meetings will be reconvened in November. Under consideration is a joint meeting between SCC and CCDAC during the same timeframe. The topic of the joint meeting would include a summary of the key draft comment themes, information on the focus area

for the Final EIS, and final steps for the preferred alternative selection. The Funding and Governance Workgroup is scheduled to meet to finalize the long-term recommendations for funding. The recommendation will be included in the Final EIS.

Senator Fortunato commented on some analysis he completed of soils located south of Interstate 5 comprised of approximately 150 acres along the estuary containing Indianola soils, an extremely erosive soil. He asked for the proposal to include an exploration of areas that could be improved through erosion control or stream bank restoration to prevent additional sediment from entering the lake. The soils entering the estuary are highly erodible, which is causing problems. A previous project in Tumwater was caused by the soils making it difficult to stabilize the soils. The focus appears to be on dredging the lake constantly. If it is possible to reduce the number of dredging operations and redirect those funds to improve upstream conditions it may be possible to prevent downstream erosion through mitigation measures. Director Larson said she would share the suggestion with the consultant team. She thanked him for the comments. Senator Fortunato offered to email the soil analysis to Director Larson and Chair Rolluda.

Project Manager Dragon verified that no public comments were received on the update.

Capital Projects Update – Informational

Chair Rolluda invited Project Manager Dragon to provide the update.

Project Manager Dragon reported the update continues the ongoing review of projects over the last biennium and recaps completed projects and future projects. The update includes information on 2019-21 major projects, reappropriated projects from 2017-19, new projects funded in 2019-21, predesign reports funded in 2017-21, and planned 2021-23 capital projects (new or underway).

2019-21 accomplishments include:

East Plaza Waterproofing and Elevator Repairs- Phase 5B

- Waterproof membrane above the East Plaza Garage replaced near Transportation Building
- Landscaping improvements and walkways completed consistent with the East Capitol Campus Plaza EDAW Plan
- Electrical and lighting improvements within levels A thru E completed
- Final completion declared on June 10, 2021
- East Plaza- Phase 5C and 5D are included in the agency's 10-Year Capital Plan. Work includes additional waterproofing of the garage structure, improvements to the landscape area over the garage, and improvements to the historic Halprin Fountain

Transportation Building- Roof Repairs, Building Envelope Leak Repairs

- Repairs to the roof system and exterior building envelope completed to eliminate or reduce water intrusion
- Final completion declared on April 27, 2021

Conservatory Demolition

- Building glass and steel structure were removed, and underground utility services were relocated to alleviate significant site safety concerns
- Final completion declared on March 29, 2021
- Long-range use of the Conservatory site has not been determined and is subject to future planning efforts
- Future development of the Conservatory site will be subject to slope stabilization, and remains in the agency's 10-Year Capital Plan

Roof Replacement- Cherberg and Insurance Roof Replacement

- The roof membrane and parapet repairs are complete
- Final completion was declared on June 30, 2020

Legislative Building Cleaning - Insurance Building

- Cleaning of the stone façade and very minor stone repair were completed
- Final completion was declared on May 30, 2021

Building Envelope Repair- Capitol Court

- Restoration of the building's historic windows was completed
- Repair and cleaning of the building's stone exterior façade was completed
- Work continues on tuck pointing and minor stone repairs
- Final completion is scheduled for September 30, 2021

Legislative Building Exterior Preservation Cleaning- Legislative Dome

- The dome of the Legislative Building was cleaned in 2018, and funding reallocated to roof repairs in 2020-21
- Major roof repairs are complete
- Work continues on mini-dome roof repairs and other minor work
- Final completion is planned for October 2021
- Additional stonework and plaza skylight repairs were deferred due to limited funding available, and remains in the agency's 10-Year Capital Plan

Capitol Campus Childcare Center

- Project was procured and constructed using the Design-Build procurement and delivery method
- Substantial completion is planned for October 2021
- Final completion is pending installation of Furniture, Fixtures, and Equipment, and is planned for December 2021

Pre-design/Studies completed in 2019-21 included:

Transportation Building- Pre-design

- The pre-design report was completed and submitted to the State Legislature and OFM for approval on June 30, 2021.
- The pre-design generally outlines a preferred alternative for the replacement/redevelopment of the Transportation Building.
- An assessment of short and long-term facility needs for the Department of Transportation will be performed in 2021-23, and the pre-design may be amended according to findings.

Legislative Campus Modernization Pre-design

- The pre-design report was completed and submitted to the State Legislature and OFM for approval on February 5, 2021
- The pre-design outlines alternatives for Newhouse Redevelopment, Pritchard Building and John L O'Brien Building

DES Elevators Modernization - Assessment/Study

- The report was completed and submitted to the State Legislature and OFM for approval on October 20, 2020
- The report provides a general description of the work necessary to modernize each elevator on campus, and prioritizes the elevator modernizations based on variety of parameters (i.e. safety, costs, age, condition, etc.)

Planned 2021-23 capital projects (new or underway) include:

L&I/WSDA Laboratory and Training Center located on the Tumwater Satellite Campus

- Design was completed
- The project is under contract with construction scheduled to begin between September and October and continue through March 2023

Capitol Campus Child Care – Photovoltaic Panels

- Installation of photovoltaic panels on the new building
- Project enables the new building to achieve zero-energy-ready standards status

Temple of Justice Systems Renewal and Updates

- Design is in progress
- Goal is to bid the GC/CM project in March 2022 with construction beginning in April 2022 for completion by November 2023

Reappropriated projects funded and carried forward projects include:

DAS Plaza Garage

- The project installs a digital antennae system in the plaza garage for the Department of Transportation, Natural Resources Building, and the Columbia Street garage to improve safety
- Design was completed with the project released for bid. DES received favorable bids and is moving forward with the project.
- Construction is planned to begin in October 2021 with completion by June 2023

Capitol Campus Security & Safety Enhancements

The programmatic projects includes:

- Capitol Campus Door Access Control Exterior Improvements
- Executive Residence – Fencing, Gates, and Bollards
- Executive Residence – Video Surveillance and Lighting
- Wedge Barriers (traffic control) – Sid Snyder & Water Street
- Design planned between October 2021 and May 2022
- Construction scheduled to begin in May 2022 with completion by June 2023

Elevator Modernization Improvements

- Project includes modernizing three elevators:
 - Capitol Court, Elevator No. 1
 - Temple of Justice, Elevator No. 1
 - Plaza Garage, Elevator No. 1
- Design efforts have been completed for all three elevators and bids were received for the Capitol Court and Temple of Justice elevators

- Construction of the projects are planned to begin in October 2022 with all project completed by June 2023
- Plaza Garage bid will be released within the next month with construction planned in conjunction with the first two elevators.

Legislative Building Cleaning – John A Cherberg Building

- Design efforts and bid packages have been completed with the bid to be released in early March 2022 to begin work following the end of the legislative session in May 2022
- Project is scheduled for completion in November 2022

DES 2021-23 Minor Works Projects

- Capitol Lake Dam – 2021 Safety Repairs
- Governor’s Mansion – Family Room Ceiling Repair
- Perry Street – Minor Facility Repairs/Improvements
- Governor’s Mansion – Water Line Extension
- Construction of projects are planned to begin in May 2022 with completion by June 2023 pending permitting and potential weather delays.

The Planning and Project Delivery Team and the Legislative Campus Modernization Team are working to align schedules and contractors to avoid conflicts to ensure all work can proceed on the West Campus comprehensively.

Senator Hunt inquired about the status of restoring the skylights in the House and Senate Chambers and repair or replacement of the two public elevators in the Legislative Building. Project Manager Dragon advised that the chamber skylight project is included in the agency’s 10-Year Capital Plan. As the centennial of the building is approaching, the agency intends to align capital requests to coincide with the centennial celebration of the building. Public elevators in the building are a priority and included in the capital plan in conjunction with other priorities and in alignment with the centennial celebration planned in 2028.

Mr. Jones asked whether the Capitol Campus Child Care Center was the first largest state Design-Build delivered project for the campus. Project Manager Dragon replied that the first Design-Build project was the Helen Sommers Building. Lessons learned during that project were applied to the Child Care project. Mr. Jones asked whether DES believes the state is receiving the quality relative to the Design-Build delivery method versus the GC/CM or Design-Bid-Build delivery models. Project Manager Dragon affirmed that staff believes the state is receiving value for the Design-Build delivery method with the understanding that all modes of project delivery are tools in the tool chest that should be assessed on a project-by-project basis because of the number of stakeholders and the expectations placed on projects and project design teams and contractors. The procurement model during the selection process is an important conversation to ensure the appropriate delivery method is selected.

Mr. Jones referred to his recollection of a previous project in 2019/2020 that pertained to a campus-wide safety and security planning effort. The briefing outlined several safety and security projects. He asked about the status of a campus-wide safety and security master plan or a more comprehensive plan that was to be completed. Project Manager explained that a campus-wide plan exists, as well as a strategy within the 10-Year Capital Plan. Projects outlined earlier were funded during the current biennium. Staff continues to work with campus security teams and partners to ensure other projects are included in the capital plan.

Mr. Miles commented on slope stabilization for two different areas along the west edge of the campus. He asked whether that project should be studied at a more global level with the understanding that soil types

might not be consistent across the campus slope. Hillside stability appears to be an issue and it speaks to whether the agency should undertake a comprehensive review of the entire west edge as part of any future Capitol Campus Master Plan effort. Project Manager Dragon advised that prior to current projects planned today, the agency completed the West Slope Stabilization Study assessing the condition and stability of the entire west slope. That study is informing the LCM project and the early stages of predesign, as well as the GA site, Conservatory site, and several other areas on the West Campus. Those projects are outlined in the West Slope Stabilization Study and are included in the agency's capital plan to address during the next 10 years.

Mr. Miles inquired about the security projects for the Executive Residence and whether the work was designed in coordination with an historic preservation review to ensure design guidelines in the Master Plan are incorporated as the work is designed, specifically for the fencing and lighting components. Project Manager Dragon said the project status is currently in the selection phase for the architect and engineer. The agency intends to work in consultation with DAHP throughout the design of the project.

Chair Rolluda inquired about the status and security of the Conservatory site. Project Manager Dragon explained that the agency has installed a perimeter fence around the site. The parking area is being used as a staging area for the agency's buildings and grounds personnel. The site was historically used to store equipment and some landscape materials for the West Campus. The risk of immediate slope failure is minimal and the site is considered safe at this time. The building's foundation was left intact with some utilities requiring removal.

Project Manager Dragon advised that DES received no public comments regarding the Capital Projects Update.

Future announcements and Adjournment of Meeting – Action

The next SCC meeting is scheduled on October 7, 2021 at 10 a.m. The next CCDAC meeting is scheduled on Thursday, November 18, 2021 at 10 a.m. All meetings are remote access meetings. For more information, visit the SCC and CCDAC website for meeting dates, minutes, and meeting agendas.

Chair Rolluda welcomed new DES Director Tara Smith.

Senator Fortunato asked for Ms. Larson to email her address to enable him to correspond with staff.

With there being no further business, Chair Rolluda adjourned the meeting at 11:46 a.m.

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

Approved by CCDAC on 11/18/2021 with modifications. All written public comments received prior to the meeting are attached in the form received.



Capitol Campus Design Advisory Committee

*Alex Rolluda (2021 Chair, Architect-1), Dan Miles (2021 Vice Chair, Architect-2),
Secretary of State Kim Wyman, Senator Sam Hunt, Senator Phil Fortunato, Representative Laurie Dolan,
Representative Joel McEntire, Chris Jones (Landscape Architect) and Marc Daily (Urban Planner)*

SEPTEMBER 16, 2021

(REMOTE ACCESS MEETING)

Public Comments Received

No public comments were received by 4:00 PM on September 15, 2021.