## STATE CAPITOL COMMITTEE

*Lieutenant Governor Cyrus Habib, Governor Inslee’s Designee Drew Shirk,*  
*Secretary of State Kim Wyman, Commissioner of Public Lands Hilary Franz*

Legislative Building, Senate Rules Room  
Olympia, Washington 98504

**OCTOBER 18, 2018**

<table>
<thead>
<tr>
<th>Time</th>
<th>Agenda Items</th>
<th>Presenter</th>
<th>Desired Outcome</th>
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</thead>
<tbody>
<tr>
<td>10:00</td>
<td>1- Call Meeting to Order, General Announcements; and Approval of the Agenda</td>
<td>Lt. Gov. Habib, Chair</td>
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<tr>
<td>10:05</td>
<td>2- Approval of Minutes</td>
<td>Lt. Gov. Habib, Chair</td>
<td><strong>Action</strong>- SCC will review and approve minutes for its June 21, 2018 meeting.</td>
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<tr>
<td>10:10</td>
<td>3- Election of 2019 Chair and Vice Chair</td>
<td>Lt. Gov. Habib, Chair</td>
<td><strong>Action</strong>- SCC nominates and elects its 2019 Chair and Vice Chair for 2019.</td>
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<tr>
<td>10:15</td>
<td>4- Approval of SCC’s 2019 Regularly-Scheduled Meeting Calendar</td>
<td>Lt. Gov. Habib, Chair</td>
<td><strong>Action</strong>- SCC will establish its 2019 regularly-scheduled meeting calendar.</td>
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<tr>
<td>10:18</td>
<td>5- The Great Washington Shake Out Drop, Cover, and Hold Drill is planned.</td>
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<td>10:25</td>
<td>6- CCDAC Member Recruitment</td>
<td>DES Staff</td>
<td><strong>Informational</strong>- DES will update SCC on CCDAC membership.</td>
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<td>10:30</td>
<td>7- Capitol Childcare Center Predesign</td>
<td>DES Staff</td>
<td><strong>Action</strong>- SCC will review findings and preferred alternative(s), and offer SCC’s decision of approval.</td>
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<tr>
<td>11:10</td>
<td>8- Campus Physical Security and Safety Improvements</td>
<td>DES Staff</td>
<td><strong>Informational</strong>- DES will provide a status update and next steps.</td>
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<tr>
<td>Time</td>
<td>Item</td>
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<td>11:25</td>
<td>9- Capitol Lake/Lower Deschutes Watershed, Long-Term Management Planning (EIS)</td>
<td>DES Staff</td>
<td><strong>Informational</strong>: DES will provide a status update and next steps.</td>
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<tr>
<td>11:40</td>
<td>10- Capital Projects Update</td>
<td>DES Staff</td>
<td><strong>Informational</strong>: DES will provide a status update on select capital improvements projects.</td>
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<td>- Newhouse Replacement</td>
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<td>- West Capitol Campus Grounds Beautification</td>
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<td>- East Plaza Infiltration &amp; Elevator Repairs- Landscaping</td>
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<td>- Relocate Mural from GA</td>
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<td>- Legislative Building- Exterior Preservation Cleaning (Dome)</td>
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<td>11:50</td>
<td>11- Public Comments and Closing Remarks</td>
<td>Lt. Gov. Habib, Chair</td>
<td><strong>Informational</strong>: Public comments inform the Committees and DES</td>
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<tr>
<td>12:00</td>
<td>12- Adjourn Meeting</td>
<td>Lt. Gov. Habib, Chair</td>
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September 27, 2018

Lieutenant Governor Cyrus Habib, Chair
State Capitol Committee
PO Box 40400
Olympia, WA 98504-0400

Dear Lieutenant Governor Habib,

I appoint Drew Shirk, Legislative Director, as my designee and to act on my behalf during the State Capitol Committee meeting scheduled on October 18, 2018. He has full authority to vote on all matters that come before the State Capitol Committee at that meeting.

Very truly yours,

Jay Inslee
Governor

cc: Drew Shirk
    Chris Liu, DES
    Kevin Dragon, DES
STATE CAPITOL COMMITTEE
Legislative Building
Senate Rules Room
304 15th Avenue SW
Olympia, Washington 98504

June 21, 2018
9:00 a.m.

Draft Minutes

SCC MEMBERS PRESENT:
Mark Neary (Acting Chair) on behalf of Cyrus Habib, Lt. Governor (SCC Chair) & Kim Wyman, Secretary of State (Vice SCC Chair)
Ted Sturdevant (on behalf of Hillary Franz, Commissioner of Public Lands)
Kelly Wicker, Governor’s Designee

OTHERS PRESENT:
Chris Liu, Director, Dept. of Enterprise Services
Bill Frare, Dept. of Enterprise Services
Ann Larson, Dept. of Enterprise Services
Kevin Dragon, Dept. of Enterprise Services
Chris Gizzi, Dept. of Enterprise Services
La Tasha Wortham, Lt. Governor’s Office
W. Gow, Puget Sound Meeting Services
Rose Hong, Dept. of Enterprise Services
Nouk Leap, Dept. of Enterprise Services
Lisa Pemberton, Dept. of Enterprise Services
Carly Kujath, Office of Financial Management
Allen Miller, NCCHPDA
Bob Jacobs, NCCHPDA

Welcome, Introductions & Approval of Agenda
Acting Chair Mark Neary called the State Capitol Committee (SCC) meeting to order at 9:07 a.m. A meeting quorum was attained.

Mr. Neary reviewed the meeting agenda.

Members provided self-introduction.

The SCC meeting agenda was published in The Olympian newspaper. Public comment for each specific agenda will be received when the agenda item is under consideration. Comments for items not on the agenda will be received at the end of the meeting.

The agenda was accepted as published.

Approval of Minutes – December 7, 2017 & Joint SCC/CCDAC February 15, 2018 - Action
Kelly Wicker moved, seconded by Ted Sturdevant, to approve the minutes of December 7, 2017 and the Joint SCC and CCDAC meeting minutes of February 15, 2018 as presented. Motion carried unanimously.
Approval of Capitol Campus Development Opportunity Sites – Action

Mr. Neary reported in January 2017, Schacht/Aslani Architects and DES presented the findings and recommendations contained in the State Capitol Development Study, Opportunity Sites 1, 5, 6, &12 during a joint meeting of SCC and the Capitol Campus Design Advisory Committee (CCDAC). Because the meeting lacked a quorum, no action was taken to adopt the study. A copy of those meeting minutes was provided to members for background on the discussion. Additionally, DES Director Chris Liu, DES Assistant Director Bill Frare, and DES Master Planner Kevin Dragon reviewed the findings and development scenarios described in the study with the CCDAC on May 17, 2018. CCDAC members recommended SCC approve the findings and recommendations in the study and pre-approved the development opportunity sites outlined in the study. This briefing includes a review of the recommendations in the study. Mr. Neary recognized Director Liu.

Director Liu reported the study helped to formulate goals and opportunity sites for future development. The Schacht/Aslani report is comprehensive and identified sites ready for development. The report does not identify specific uses for any of the sites other than the site would be available for future development. The SCC and the Legislature determine the type of development for each site.

Assistant Director Bill Frare, Facility Professional Services, said the study examined four opportunity sites and identified several site development alternatives for each site. Each of the alternatives included three to five development scenarios, such as demolishing the existing building or full buildout of the site with cost estimates included for each scenario. Because campus parking was a priority for DES during the study, all building sites include parking options and associated costs.

Currently, the General Administration Building (GA) does not include any parking. However, the alternatives for the site include options for rehabilitation of the building or constructing a new building. The difference in cost between rehabilitation and new construction is approximately $10 million more. Parking was not included within those scenarios. The study explored costs for off-site parking and the cost to add parking to the scenarios. The study provides the SCC and the Legislature with several options for consideration moving forward. The requested action before the SCC is pre-approval of the sites. The action does not approve any new buildings or any specific construction project.

Mr. Sturdevant asked whether the recommendation includes any implications in terms of how the sites are managed in the near term. Assistant Director Frare cited the GA and Newhouse sites as examples and explained that DES, as the manager of the assets, recognizes the status of each building’s current lifecycle. Maintenance and preventive maintenance decisions are based on the long-term use of the facilities. For the GA Building, OFM elected to have all personnel removed from the building. The building is currently vacant. The Legislature also funded the removal of art within the building. Mothballing the building entailed shutting down as many systems as possible to reduce operational costs.

Planner Dragon provided a summarized presentation of the January 7, 2017 presentation by Schacht/Aslani Architects. A project team assigned to the study considered all development sites identified in the Master Plan for Capitol Campus. The study focused on Development Opportunity Sites 1, (GA Building) 5 (Pritchard Building), 6 (Newhouse Building), and 12 (ProArts Site). Programmatic needs were identified as the House, Senate, and Legislative support. The team considered visitor services and swing space needs as well because each year, the campus hosts approximately 2,500 school districts for tours. The study explored ways to build capacity to address those needs, as well as swing space for employees when buildings are under renovation or replacement. Swing space in Thurston County is limited.
The study identified sites 5 and 6 for Legislative-related functions with sites 1 and 12 identified for agency functions. Maximum height limitations were identified in the Master Plan. Building heights on the West Campus are not to rival the size of the Legislative Building as it should always be the prominent feature within the landscape. The O’Brien and Cherberg Buildings establish the size for office buildings in terms of height. The buildings above the Plaza on the East Campus set the height requirements (OB2 and WSDOT). There was also acknowledgement of the importance to protect the view corridors to and from the Legislative Building.

Pedestrian corridors were examined to identify ways to improve corridors and develop new connections for surrounding neighborhoods. The study also considered parking needs on campus. The Parking Management Plan was reviewed to determine ways to implement some elements of the plan recognizing parking needs are greatest during legislative sessions.

The study recognized that the Helen Sommers Building (1063 Block) would experience an increase in parking demand. Recent preliminary data indicates parking need is not as great as forecasted; however, future parking needs would continue to increase. The study explored cost effective parking solutions recognizing parking structures are more expansive than surface parking.

The study also accounted for the Wilder & White design principles and the Olmsted Brothers Landscape Plan for spatial order on the campus, acknowledging that some significant features have been modernized.

The study identified the development capacity of each opportunity site but no programmatic needs. Programmatic needs are typically identified during a pre-design of a facility.

Planner Dragon reviewed existing conditions for each of the opportunity sites:

- The GA Building completed in 1956 is listed on the National Register of Historic Places and is considered an historic building on campus. The building has been vacated and mothballed. Current limitations include the City of Olympia’s prohibition for any reoccupation of the building until significant improvements to the building are completed.

- The Pritchard Building was completed in 1958 and is listed on the National Register of Historic Places. Today, the building vacancy is 63% with current uses for legislative and administrative functions. The building’s design presents some challenges. Some pre-designs were completed to identify ways to repurpose the building. Conversion of the building to a different programmatic use would be very costly.

- The Newhouse Building was completed in 1934 and is eligible for placement on the National Register of Historic Places. The building was constructed as a temporary facility. The building is fully occupied with many offices undersized.

- The ProArts site was purchased as a future development site. The site is shared with a park creating some site constraints in the design of a new facility.

Capacity analyses were completed for each site. For the GA site, the study identified a seven-story building with parking for 420 vehicles totaling a building gross size of 275,000 square feet. The Pritchard site identified a building capacity of 144,000 square feet with parking for 400 vehicles. Cost projections were completed for each development scenario. Site constraints were identified for all sites.
Planner Dragon reviewed study results for each opportunity site. For the GA Building site, four alternatives were studied. The first was mothballing the building at an estimated cost of $500,000 annually as identified in 2017 dollars. Mothballing the facility preserves the structure if the state decided to reinvest in the facility. The second alternative was removal of the building and construction of a surface parking lot for 305 vehicles at a cost of $11.3 million. The third alternative was renovation of the building for agency offices at a cost of $190 million. The last scenario of demolition and replacement of the building would cost $200 million.

Mr. Sturdevant asked for further clarification of the parking option with the renovation of the GA Building. Assistant Director Frare described the importance of providing equal comparisons between the alternatives. Renovation of the GA Building would provide 251,000 square feet, which is less than full build-out of the site and smaller than the existing building. The design concept creates an entryway atrium to increase light within the building. Additionally, the building would be modernized. The option incorporated some pre-design work previously completed for the GA Building. That option was estimated to cost $140 million. Since it would not be possible to add a structured parking facility under the existing building, offsite structured parking would either be required above ground or underground at a costly rate. To ensure equal comparisons, the size of the buildings is consistent between the alternatives. Renovation of the GA Building would cost $140 million for a 251,000 square foot facility while a new building of 251,000 square feet would cost $150 million, acknowledging the site could accommodate a much larger building. The new facility scenario includes 420 parking stalls beneath the new building based on the limitations of the site. For an equal comparison between the alternatives, renovation of the building includes structured parking off-site of 420 parking stalls.

Mr. Neary noted that replacement surface parking would require demolition of the building to create parking. Assistant Director Frare said the option was viewed as an interim step, as using the site for surface parking is not the highest and best use of the site. The alternative served as a way to bank the land while providing a benefit and reducing operational costs until a final decision for the site was determined.

Planner Dragon reported the alternatives for the Pritchard Building include the do nothing option at no additional cost other than existing operational costs today. Another alternative of renovation and addition considers the cost to renovate the existing design of the facility to a new programmatic design. The costs are estimates based on programmatic assumptions. Another alternative of renovation and creating space for events and receptions without programmatic space was estimated to cost $15 million. The option did not increase parking capacity. The last alternative of a new structure constructed on the parking lot site to accommodate House offices while retaining the Pritchard Building was estimated to cost $75.6 million. Expanding and replacement to accommodate House and Senate offices would cost an estimated $138 million to include parking for 420 vehicles. Some of the information within the alternatives was from previous studies of the Pritchard Building.

Alternatives for the Newhouse Building included replacement of the building for Senate offices at an estimated cost of $80 million with parking capacity of 210 spaces. The second alternative replaces the building to accommodate House and Senate offices estimated to cost $131 million with parking capacity of 420 vehicles. Demolition and replacement of the building with surface parking as an interim measure was estimated to cost $4.4 million and would accommodate 350 vehicles. However, the alternative creates a programmatic issue of displacement of employees currently housed in the Newhouse Building.
Ms. Wicker inquired about the status of information on the current pre-design study for the Newhouse Building. Assistant Director Frare advised that the committee would receive an update later in the meeting.

Planner Dragon reviewed the alternatives for the ProArts site. The first alternative of retaining the two existing buildings with current parking capacity of 50 vehicles would not increase costs to the state. The alternative speaks to whether that would be the highest and best use for the short- and long-term. Two (1/2 block & full block) alternatives considered replacement of the existing structure(s) with agency offices. The half-block alternative was estimated to cost $138.6 million while the full block alternative would cost approximately $209.8 million.

The goal of the development analysis was to provide an integrated solution with multiple benefits, accommodate campus parking demand, and meet the immediate needs of the House and Senate. The analysis considered costs as a development constraint and the 60-year gap between the last campus building constructed (Pritchard Building) and the new Helen Sommers Building.

The study also bundled the sites into logical development scenarios. Three scenarios of the combined opportunity sites were identified:

**Scenario 1:**
- Mothball GA Building & maintain systems
- Retain Prichard Building – do nothing
- Construct facility for House offices on Pritchard parking lot with below grade parking for 210 vehicles
- Replace Newhouse Building with Senate office building with below grade parking for 210 vehicles
- Retain ProArts site – do nothing

**Scenario 2:**
- Mothball GA
- Retain Pritchard Building – do nothing
- Replace Newhouse Building with legislative offices and parking for 420 vehicles
- Retain ProArts site – do nothing

**Scenario 3:**
- Demolish and replace GA Building with surface parking for 305 vehicles
- Expand and replace Pritchard Building for legislative offices
- Demolish and replace Newhouse with surface parking for 350 vehicles
- Retain ProArts site – do nothing

The three scenarios are intended to promote conversations about future steps for the opportunity sites. Because of the lack of a meeting quorum when the study was initially presented, the findings of the report were not approved. The request to the SCC is to approve the findings of the report, as well as pre-approve the development opportunity sites.

Mr. Sturdevant asked whether the building costs include demolition. Planner Dragon affirmed that new building costs include demolition of the existing building.
Assistant Director Frare added that the costs are based on 2017 estimates and do not include future escalation.

Mr. Sturdevant asked whether parking within the study was considered expansively or creatively in terms of considering satellite parking with shuttles or other factors. Assistant Director Frare reported the Schacht/Aslani study did not consider parking expansively; however, the parking study completed in 2014/2015 explored different parking scenarios during legislative sessions to include parking availability along Deschutes Parkway, which is owned by the state. An option was developed using that space in addition to a shuttle bus to the campus.

Ted Sturdevant moved, seconded by Kelly Wicker, to approve the Schacht/Aslani study, State Capitol Development Study, Opportunities Sites 1, 5, 6, & 12 as presented. Motion carried unanimously.

Ted Sturdevant moved, seconded by Kelly Wicker, to pre-approve Development Opportunity Sites 1, 5, 6, and 12 as identified in the Schacht/Aslani study.

Carly Kujath, Office of Financial Management (OFM), asked whether the preapproval only pertains to the findings or whether it includes a plan to align the proposed Capitol Childcare Center with development opportunity sites 1, 5, 6, & 12. Director Liu noted the approval does not commit the location of the childcare project to those specific development sites as the Legislature renders those decisions through the legislative process. The Senate and House provide the funds for programmatic needs with DES implementing that direction.

Assistant Director Frare added that the SCC approves the Master Plan, as well as any new buildings on the campus. Additional information on the Newhouse Building and the childcare study will be shared later in the meeting.

Motion carried unanimously.

FY2017-19 Enacted Capital Budget and DES Work Plan – Information
Assistant Director introduced Chris Gizzi, Campus Architect, who is responsible for the implementation of Capital Work Plan projects.

Assistant Director Frare advised that because of the delay in approval of the capital budget this year, the budgeting process also experienced some delay and staff is striving to meet timelines for studies and critical work necessary to complete during the construction season. He reviewed progress on four studies underway:

1. **Newhouse Building Study.** DES is currently selecting the architect to complete the study by December 2018 for approval by OFM and the SCC prior to the legislative session.

2. **Capitol Childcare Study.** Schacht/Aslani Architect was selected as the consultant. A number of locations on the campus have been identified for the building. Current focus is on the IBM site located at the corner of Capitol Way and Maple Park Drive. Another site under consideration is the ProArts site. A draft report is anticipated by the end of August 2018 for presentation to the CCDAC in September and the SCC in October.
3. **Capitol Campus Security Study.** The study is being led by consultant, iParametrics, to complete a comprehensive security study. The study should be completed by August 2018 with presentations to the CCDAC in September and the SCC in October 2018.

4. **Capitol Lake Environmental Impact Study (EIS).** DES is currently in the selection process for the consultant to lead the study. A preferred candidate has been identified. The Legislature approved $4 million for the EIS during the biennium. That amount may be insufficient to complete the EIS with DES likely submitting an additional funding request of $1 million to complete the study. The study is anticipated to take at least three years to complete.

Campus Architect Gizzi reviewed progress on several projects funded within the capital budget:

- **East Plaza –Water Infiltration & Elevator Repairs** – The project is focused on the East Plaza Garage. Water infiltration issues have occurred over many years. The phased project initiated over a decade ago includes completion of the north area of the garage. Work is beginning in the south area of the garage with focus on an area close to the Washington State Department of Transportation Building. That project includes removal of the top surface to include existing landscaping and sidewalks to access the water-proofing membrane for repair and reinstallation. Additionally, electrical repairs were identified in the west area of the garage because of water infiltration of existing electrical systems. DES is releasing a Request for Proposal (RFP) for a consultant. DES anticipates the project will be completed using the GC/CM delivery method. The GC/CM delivery method is an alternative public works delivery process that can accommodate COP funding deadlines. The complexity of the project justifies the GC/CM delivery method because it enables early participation by the contractor and the ability to interact with the design team. The project will likely entail some investigative work during the design process, which is also facilitated by that delivery method.

- **Building Envelope Repairs** – The project is focused on the exterior cladding of the Capitol Court, Cherberg, and Insurance Buildings. Cracking was discovered several years ago on some of the exterior stone on the Capitol Court Building, increasing concerns about the condition of the stone cladding and its attachment to the building. The study identified concerns about the clips holding the stone to the building. Focus this year is on design and repair work. It is likely some stone will be removed and reattached over building entryways. Initial investigative work will determine the extent of damage and any limitations of the structural clips. The exterior preservation project consists of cleaning, repairing and tuckpointing stone, as well as repairing some windows in the building. Previous installation of interior window inserts helped to increase energy efficiency; however, old exterior windows require some attention. During the biennium, design work will be completed for the Cherberg and Insurance Buildings for exterior cladding. The three projects were combined as one funding request for the biennium as the smaller project replaces the roofs on the Cherberg and Insurance Buildings. Because of the overlap between the two projects and exterior detailing work overlapping stone and roofing elements, the work needs to be combined. DES has completed the design selection process. Building Works from Seattle was selected as the design firm and negotiations are underway to develop an agreement.

- **Capitol Lake Long-Term Planning Process.** DES is working with Floyd|Snider from Seattle. Selection of the consultant for completion of the EIS was recently completed. The parties are negotiating an agreement.
• **Legislative Building Exterior Preservation and Cleaning** – DES has examined a number of different approaches. The project manager recommends working with the same firm that completed a similar project in 2012 as the firm has the building drawings and has completed preliminary investigation. The firm will update any changes in scope. Funding for the project is less than the funding request. DES is working to ensure efficient use of available funds. The primary focus is on the central dome and four mini dome features. The firm is currently in the design process and has begun to test material for cleaning surface stone with a biocide product. The soap product breaks down organic material growing on the surface of the building, which should extend the lifespan of the cleaning. The consultant is preparing a bid package for release next month for a contractor to begin work at the end of August. The expectation is not for a completely cleaned dome; however, DES is striving to achieve that outcome. The challenge is the inability to do the work during cold weather because joint repair is required at the time of cleaning to ensure the building is protected from leaks.

• **Capitol Campus Utility Renewal Plan** – The project addresses a number of utility issues across the campus. The existing utility system is old. DES has had to deal with many challenges to keep the system functional. The project scope addresses the entire system with a long list of deficiencies and issues requiring correction. The work will begin with the highest priority items during the biennium.

• **Newhouse Replacement Pre-design** – DES is currently in the selection process. Submittals from design firms are due later in the day. Steve Massi and Richard Ramsey are members of the selection panel, as well as individuals representing DES. The two-step process begins with a packet of information from firms identifying qualifications and experience and answering specific questions. Following a short-list of the qualification packages, approximately three firms will move to interviews. Interviews are scheduled for July followed by selection on the day of the interview.

• **Relocate Mural from GA to 1063** – Funds remaining from the 1063 project covered the costs for initial investigation. The funding allocation specifically ties the work to fundraising. Staff is working through that process. The consultant completed some preliminary cost estimates reflecting higher costs than previously projected. The amount included in the capital budget was based on an assumption that the work would commence during the construction phase of the 1063 Building. However, moving the mural today requires an additional scope of opening the Helen Summers Building, which increases the cost.

• **Thurston County Childcare** – Schacht/Aslani Architects is the consultant for the project. The firm is very familiar with the campus. The consultant team is working with stakeholders to identify the scope of the project and appropriate sites on campus to complete some site placement studies to ascertain if a particular site would be appropriate. Current efforts shifted the site to the former IBM site and the ProArts site. Both sites have challenges as well as benefits. A report by the design team is anticipated by late August.

Ms. Wicker inquired about the status of the State Archives building project. Mr. Gizzi replied that the Isabella Bush Building was a building of interest by the Secretary of State as an option to relocate the archives. However, attention has shifted away from the site with a pre-design currently underway of another site near the Labor & Industries Building off Tumwater Boulevard.

Mr. Neary said the new building site was selected for further review because the Isabella Bush site houses the State Printer, which presented a number of challenges. Cost estimates for the new site are being
prepared for construction of a new facility. No improvements to the site currently housing the Archives are planned other than regular maintenance.

Campus Architect Gizzi added that the DES Work Plan includes those projects where funds were appropriated for DES. DES is also involved in the project for the Secretary of State, as well as other projects not listed within the work plan because funding was funneled to those agencies.

Assistant Director Frare asked whether the revised pre-design for the new site would be presented to the SCC in the fall. Mr. Neary acknowledged an update to the SCC would include the status of the project and some of the findings from research by the architects. The Legislature will also receive an update to help determine next steps moving forward. A number of challenges include cost escalation and direction by the Legislature to work with DES to research other sites with the premise of presenting a plan that could be funded through the existing fee structure of the Secretary of State. The Archives and Records Center is funded through the agency’s central services billing model whereby each agency is charged for each FTE for archives storage and per box for records storage. The facility would also include the State Library and three other divisions within the agency currently housed in other leased facilities. The costs of those leases could be used to help pay the debt for the new facility.

**Operating and Capital Budget Preparations for FY 2019-21 – Information**

Assistant Director Frare shared that in response to the direction from the CCDAC and the SCC to ensure the Master Plan is actionable and the capital plan includes those incremental steps to achieve the vision of the Master Plan, DES is examining ways to improve the processes to provide an improved operating capital budget. Ongoing efforts have included a review of additional data in the development of the capital budget, the organizational structure, conditional assessments of buildings, and the maintenance costs of buildings with an objective to provide more DES leadership for the development of the capital plan and the Master Plan.

DES plans to submit a request for the Newhouse Building for design funding in 2021 and construction during 2021-2023. The amount of the funding request will be informed by the pre-design and presented in December 2018.

DES plans to submit a request for design and construction funding for the childcare facility in 2021.

DES is currently incurring costs for the GA Building with no funds received by DES as the building has been mothballed. The Legislature authorized DES to move the art from the building, which appears to reflect that it might be time to move forward with demolition of the building. DES is also exploring available swing space, which may require portable buildings. Demolition of the GA Building would provide more parking capacity and reduce GA operating costs, as well as minimizing the impact from the loss of parking used for swing space during the construction on the Newhouse site.

The Master Plan includes both a capital component and an operating component. The current Master Plan is inspirational and describes the history of the campus; it speaks to the viewsescapes, and other elements of the campus that are important but not achievable. The plan lacks direction for new buildings over the next 20 years and it does not help to solve questions related to parking.

Since the recession in 2008, capital planning and master planning has been an activity pursued during staff’s “spare time.” As spare time does not exist, the planning aspect has not received the attention that it needs and deserves to provide well-vetted budgets and projects and positioning DES to deliver the best possible service. Consequently, DES is proposing a capital request for completing an update to the Master Plan.
Plan of $1.3 million. The request includes contracting with a consultant to complete stakeholder outreach, collect all ideas, and create a common vision for the campus over the next 20 years. The consultant would also assist in defining required organizational support to maintain the Master Plan on a biannual basis.

DES developed an incremental approach for implementing the strategy. The request includes the addition of 4.5 FTEs phased over several biennia to focus on master planning. DES lacks a GIS system that is used by many other planning departments. Thurston County and many cities use GIS systems. The system is a computer modeling program that uses tables of attributes for assets, location of assets, and the condition of assets. The program provides a graphic presentation of all assets. For example, the system is capable of conducting analysis of seismic versus ADA access of buildings or the remaining life of HVAC systems versus electrical capacity. The system provides information for infrastructure replacement or update needs to make necessary changes. Additional staffing provides the ability to develop the different GIS base layers and perform analytics on buildings and infrastructure across the campus. The master plan funding request addresses managing the work and enables organizational capabilities for GIS reporting for maintaining an up-to-date inventory and condition information for each asset.

**Capitol Campus Master Planning Efforts – Update – Information**

Dragon reminded the committee the last update included information on next steps for master planning. Efforts have stalled to prepare the capital and operating budgets. The update process is dependent on both budget requests for additional FTEs and the consultant. The intent is ensuring master planning is a programmatic function within the team with an objective of vetting and sequencing actions and ideas into projects early to ensure successful outcomes. DES intends to build staff resources and use GIS as a tool. GIS is readily available within DES to all employees. However, staff capacity with GIS skill sets is necessary.

Planner Dragon cited possible forecasting opportunities by using and leveraging GIS tools.

**Public and Closing Comments**

Allen Miller, President, North Capitol Campus Heritage Park Development Association, said the organization was created in 1987 and continues to address Capitol Campus issues today. In 1911, the Wilder & White Plan and the 1928 Olmsted Brothers Plan contained four design elements of the Capitol Group of buildings on the Hill, Capitol Lake to reflect the buildings on the bluff, a promenade similar to the National Mall to physically connect the campus to Puget Sound, and a view corridor similar to the Olmsted Brothers design for the Rainier Vista connecting the University of Washington to Mount Rainier. Karen Fraser and Ralph Munro would have attended and offered similar comments but are attending a TVW Board meeting. Mr. Miller provided members with photographs from 1954 of the Capitol Campus reflecting the view corridor from the campus to Puget Sound and the Olympics. In 1965, a building was built within the view corridor known as the Capital Center Building or commonly referred to as, “the mistake by the lake.” The building was not envisioned by the State Capitol Committee in 1911 and 1928 when the committee adopted the Wilder & White Plan. The vision was to maintain a clear view corridor. Recently, a proposal was submitted to renovate the building. The building is currently under construction.

Ms. Wicker asked whether the state owns the property. Mr. Miller responded that the state does not own the property. The building was constructed in 1965 as a bank. The State Department of Corrections leased the building for many years. The building has been empty since 2006. Two owners who live in Southern California along with a local resident purchased the property 18 months ago for $6 million and plan to renovate the building at a cost of $30 million to include adding two building on the same block. Mr. Miller said he has been representing the “Behind the Badge Foundation” responsible for the construction of the Law Enforcement Memorial. Some foundation members include former Governors Evans, Locke,
Spellman, and Gregoire, former Senator Karen Fraser, Susan Olmsted, and Jane Hastings (widow of Norm Johnston, author of the book on the State Capitol Campus). The foundation received a recent ruling from Thurston County Superior Court that the foundation does not have standing with respect to the future of the property. Only the state of Washington has standing to protect the State Capitol Campus view corridors. He has contacted the Attorney General’s Office. The contact expressed interest but would prefer to receive direction from the State Capitol Committee. He asked members to contact their respective agency directors to consider eminent domain action, as it would be the most effective and timely course of action. The property could be purchased for $9 million to $10 million.

Bob Jacobs, North Capitol Campus Heritage Park Development Association, shared that he has lived in Olympia since 1974 when he began working for the state. He has always believed that those who live in Thurston County have a special obligation to pay attention and support the State Capitol Campus. The campus is a beautiful setting that is enjoyed every day. It is unfortunate the Olympia City Council decided to allow the building. The building mars the main feature of the Capitol Campus setting. The setting of the campus is clearly the most beautiful in the country as it relates to the vista of Puget Sound to the Olympics. It would be shame if the building were allowed for another 50 years. However, that is the issue and any help the SCC could offer would be appreciated.

Ms. Wicker asked about the details of the recent ruling. Mr. Miller replied that the judge ruled the foundation has no standing, as it does not own the property or the Capitol Campus, although as members of the public, many believe they own the campus. The Land Use Petition Act, as interpreted by the judge, includes a strict standing measure that was not satisfied by the foundation. However, the state of Washington would meet the measure. Should there be an appropriation to purchase the property it should be conditioned on the state contributing half and the City of Olympia required to contribute the other half.

Ms. Wicker asked about the proposed use of the building. Mr. Miller said the development proposal includes 140 small apartment units in addition to two 35-foot tall building on the corners of the site to include a parking garage. The owners are removing the siding, retaining the girders, and renovating the buildings with new siding. Mr. Miller offered to send members an email with more details and information. He also offered to meet with members individually.

**Next Meeting**
The next meeting of the Capitol Campus Design Review Committee is scheduled on Thursday, September 20, 2018 at 1500 Jefferson Building in Conference Room 2208 between 10 a.m. and noon.
The next State Capitol Committee meeting is scheduled on Thursday, October 18, 2018 at the Senate Rules Room, Legislative Building from 10 a.m. to noon.

**Adjournment**
With there being no further business, Mr. Neary adjourned the meeting at 10:39 a.m.
3- Elections of 2019 SCC Chair and Vice-Chair

Purpose: Action

Sponsor(s): Lt. Governor Cyrus Habib, 2018 SCC Chair
Department(s): CCDAC/Department of Enterprise Services

Description:
At the end of each calendar year, the presiding SCC chair will lead 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 Chair and “<<ADD Name>>” as Vice Chair for 2019.

List of Attachments:
No Attachments.
State Capitol Committee
October 18, 2019

**4-2019 SCC Regular-Meeting Calendar**

**Purpose:** Action

**Sponsor(s):** Lt. Governor Cyrus Habib, 2018 SCC Chair

**Department(s):** SCC/CCDAC/Department of Enterprise Services

**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:

- **Thursday, March 14, 2019** from 10:00 am until 12:00 pm (1st Quarter)
- **Thursday, June 20, 2019** from 10:00 am until 12:00 pm (2nd Quarter)
- **Thursday, October 17, 2019** from 10:00 am until 12:00 pm (3rd Quarter)
- **Thursday, December 12, 2019** from 10:00 am until 12:00 pm (4th Quarter)

2) Move to authorize the Chair to reschedule one or more of the meeting dates to fulfill the business needs of SCC or CCDAC, and work with DES to properly notice any modified meeting date.

**List of Attachments:**
No Attachments
Federal, state, and local emergency management experts and other official preparedness organizations all agree that “Drop, Cover, and Hold On” is the appropriate action to reduce injury and death during earthquakes (learn why here). The ShakeOut is our opportunity to practice how to protect ourselves during earthquakes. This page explains what to do-- and what not to do.

PROTECT YOURSELF. SPREAD THE WORD.

Your past experience in earthquakes may give you a false sense of safety; you didn’t do anything, or you ran outside, yet you survived with no injuries. Or perhaps you got under your desk and others thought you overreacted. However, you likely have never experienced the kind of strong earthquake shaking that is possible in much larger earthquakes: sudden and intense back and forth motions of several feet per second will cause the floor or the ground to jerk sideways out from under you, and every unsecured object around you could topple, fall, or become airborne, potentially causing serious injury. This is why you must learn to immediately protect yourself after the first jolt... don’t wait to see if the earthquake shaking will be strong!

In MOST situations, you will reduce your chance of injury if you:

DROP

where you are, onto your hands and knees. This position protects you from being knocked down and also allows you to stay low and crawl to shelter if nearby.

COVER

your head and neck with one arm and hand
- If a sturdy table or desk is nearby, crawl underneath it for shelter
- If no shelter is nearby, crawl next to an interior wall (away from windows)
- Stay on your knees; bend over to protect vital organs

HOLD ON

until shaking stops
- Under shelter: hold on to it with one hand; be ready to move with your shelter if it shifts
- No shelter: hold on to your head and neck with both arms and hands.

Why Drop, Cover, and Hold On? Our special report explains why official rescue teams, emergency preparedness experts, and others recommend “Drop, Cover, and Hold On” as the best way, in most situations, to protect yourself during earthquake shaking.

Wherever you are, protect yourself! It is important to think about what you will do to protect yourself wherever you are. What if you are driving, in a theater, in bed, at the beach, etc.? Step 5 of the Seven Steps to Earthquake Safety describes what to do in various situations, no matter where you are when you feel earthquake shaking.

Persons with Disabilities: See EarthquakeCountry.org/disability for recommendations for people who use wheelchairs, walkers, or are unable to drop to the ground and get up again without assistance.

The main point is to not try to move but to immediately protect yourself as best as possible where you are. Earthquakes occur without any warning and may be so violent that you cannot run or crawl; you therefore will most likely be knocked to the ground where you happen to be. You will never know if the initial jolt will turn out to be start of the big one. You should Drop, Cover, and Hold On immediately!
In addition, studies of injuries and deaths caused by earthquakes in the U.S. over the last several decades indicate that you are much more likely to be injured by falling or flying objects (TVs, lamps, glass, bookcases, etc.) than to die in a collapsed building. *Drop, Cover, and Hold On* offers the best overall level of protection in most situations.

As with anything, practice makes perfect. To be ready to protect yourself immediately when the ground begins to shake, practice Drop, Cover, and Hold On as children do in school at least once each year.

**What NOT to do:**

**DO NOT get in a doorway!** An early earthquake photo is a collapsed adobe home with the door frame as the only standing part. From this came our belief that a doorway is the safest place to be during an earthquake. In modern houses and buildings, doorways are no safer, and they do not protect you from flying or falling objects. Get under a table instead!

**DO NOT run outside!** Trying to run in an earthquake is dangerous, as the ground is moving and you can easily fall or be injured by debris or glass. Running outside is especially dangerous, as glass, bricks, or other building components may be falling. You are much safer to stay inside and get under a table.

**DO NOT believe the so-called “triangle of life”!** In recent years, an e-mail has circulated which has recommends potentially life threatening actions, and the source has been discredited by leading experts. Read our special report to learn more.
State Capitol Committee
October 18, 2019

6- CCDAC Member Recruitment
Purpose: Informational

Sponsor(s): Bill Frare, Assistant Director
Department(s): Department of Enterprise Services
Contact Information: 360-407-8239, bill.frare@des.wa.gov

Description:
It is with a mix of sadness and gratitude, DES is announcing Dennis Haskell’s departure as a member of the Capitol Campus Design Advisory Committee following expiration of his term on December 31, 2018.

Since 2004, Dennis has played a vital role on CCDAC. As a long-standing committee chairperson, he led the committee’s deliberations and discussions on many significant milestone efforts relative to the preservation and redevelopment of the State Capitol Campus, which include:

• Heritage Park,
• Redevelopment of East Capitol Campus,
• 1500 Jefferson Street site development and landscape,
• South Edge sub-campus planning effort,
• Heritage Center/Executive Office Building planning, and
• Capitol Lake/Lower Deschutes Watershed (Phase 1) - Information and Planning.

In addition, Dennis was foundational in his support and vision for the 2006 Master Plan, the 2009 Historic Landscape Master Plan, and the 2017 State Capitol Development Study. His distinguished professional experience and unique skills will be missed by CCDAC, and difficult to replace. DES has expressed our appreciation for his many years of dedicated service.

Over the next several months, DES will seek an Urban Planner to serve on CCDAC. DES has begun soliciting interest among private architectural, engineering, and landscape architectural consulting firms.

Next Steps:
• DES will solicit interest for CCDAC Membership of an Urban Planner
• DES staff will review letters of interest and interview candidates based on their unique professional knowledge, skills and experience.
• A staff recommendation for advancement will be provided to DES Director Chris Liu, who may elect to meet candidates.
• DES Director will appoint the candidate based on his or her unique professional knowledge, skills and experience, which will best complement CCDAC membership and provide the
technical expertise and guidance to advise DES and the State Capitol Committee in relation to the mission of CCDAC and SCC.

**Requested Action(s):**
No Action requested at this time.

**List of Attachments:**
No Attachments
Hi Kevin,

Thanks for reaching out to me. I had informed Chris several months ago that I would be stepping down from the committee upon completion of my current term. Sorry this didn’t get around to everyone. I have been on the committee since 2004 and thought that with new staff and new committee members it was a good time for adding additional new blood to the group. Alex is aware of my leaving as well, which is why we transitioned the chair this last year. It has been a distinct privilege to have been allowed to serve so long and be a part of many meaningful developments over the years. The future looks bright. I mentioned to Alex that I have to be out of town for our next meeting this month but I do plan to attend our November meeting. Look forward to seeing you then.

Dennis

DENNIS HASKELL FAIA
PRINCIPAL
SRG PARTNERSHIP, INC
DIRECT 206 973 1674
OFFICE 206 973 1700
SRGPARTNERSHIP.COM

From: Dragon, Kevin (DES) <kevin.dragon@des.wa.gov>
Sent: Wednesday, September 05, 2018 10:21 AM
To: Dennis Haskell <dhaskell@srgpartnership.com>
Subject: CCDAC- D Haskell Term expires on 12/31/2018

Dennis,

We noticed your current appointment on CCDAC expires on December 31, 2018. We are hoping you will continue in your role, and thought we should check-in rather than make any assumptions. We have a couple of significant items coming before CCDAC and SCC over the next series of meetings, and your input and knowledge having served CCDAC would be valuable and greatly appreciated should you elect to continue.

When you have a moment, perhaps you could either give me a call or reply via regarding your intent to remain a member of this committee.

Thank you,
Kevin

Kevin Dragon, PE
Washington State Dept. of Enterprise Services (DES)
Facility Professional Services - Asset Management
Greetings,

The state Department of Enterprise Services is seeking an experienced Urban Planner to serve on the Capitol Campus Design Advisory Committee (CCDAC). This a volunteer position, which is appointed by the Director of the Department of Enterprise Services, for a term of three years.

Candidates must be familiar with community or master campus planning, comprehensive land use and environmental planning, and architectural and engineering design and construction. Familiarity preparing and working with state, regional and city planning processes is preferred.

The successful candidate will be expected to attend regularly-scheduled committee meetings, which are held quarterly for two to three hours in Olympia, WA. These meetings are typically held during normal business hours. CCDAC members may also be called upon to attend special meetings, committee workshops, and meetings held by the State Capitol Committee, throughout the year.

DES does provide for customary reimbursements or an allowance for expenses for committee participation at regularly-scheduled and special meetings in accordance with state law and established financial practices.

COMMITTEE DESCRIPTION:
The CCDAC is an advisory group to the State Capitol Committee and the Director of the Department of Enterprise Services. This position fulfills an important stewardship role in contributing to the attainment of architectural, aesthetic, functional, and environmental excellence by reviewing and making recommendations on state facility programs, planning, designs, and landscaping located on the State Capitol Campus and in neighboring communities.

For more information about CCDAC, please visit https://des.wa.gov/about/boards-committees/capitol-campus-design-advisory-committee. In addition, the following links provide reference to applicable state law and define the role of CCDAC:

- [RCW 43.34.080 Capitol Campus Design Advisory Committee Created & Role](https://des.wa.gov/about/boards-committees/capitol-campus-design-advisory-committee)
- [Capitol Campus Design Advisory Committee Handbook](https://des.wa.gov/about/boards-committees/capitol-campus-design-advisory-committee)

APPLICATION PROCESS:
To be considered for the position, please submit a letter of interest and a professional resume that describes:

- The experience you will bring to the Committee that contributes to excellence in the planning, design and preservation of facilities at the State Capitol and neighboring communities.

- How you meet the qualifications or desired experience for a Volunteer Urban Planner:
To be considered for this position you must be a registered Urban Planner, certified by the American Institute of Certified Planner at https://www.planning.org/certification/.

The most successful applicants will have at least five years of urban planning experience, including two years in a supervisory capacity.

- Address your letter of interest to William J. Frare, PE, Assistant Director, Facility Professional Services Division, Department of Enterprise Services, PO Box 41476, Olympia, WA 98504-1476.

Please e-mail your letter of interest and resume to Shari Bartell at shari.bartell@des.wa.gov. If you have any questions, you can contact her directly at (360) -407-9248. DES will begin its review of applications on October 18, 2018.

If you know of anyone else who would be interested in this volunteer position on the Capitol Campus Design Advisory Committee, please do not hesitate to forward this e-mail to them.

Sincerely,

William J. Frare, PE
Assistant Director
State Capitol Committee  
October 18, 2019

7- Capitol Child Care Center (Predesign)  
Purpose: Action

Sponsor(s): Bill Frare, Assistant Director, and Debra Delzell, Project Manager  
Department(s): Department of Enterprise Services  
Contact: 360-407-8239, bill.frare@des.wa.gov  
360-407-8786, debra.delzell@des.wa.gov  

Presenter(s): Jean-Claude Letourneau, AIA, Schacht Aslani Architects

Description:  
The provisional appropriation language of Section 1046 in the 2018 Supplemental Capital Budget (SSB 6090.PL) directs DES to develop a predesign report for a child care center that addresses the following criteria:

(1) A minimum of two locations on the State Capitol Campus or Heritage Park;  
(2) A survey of employees on the Capitol Campus to determine the need and capacity;  
(3) The necessary rate to support operations, maintenance, and debt service;  
(4) The existing child care capacity within a five mile radius of the Capitol Campus; and  
(5) A description of a public private partnership and the competitive process used to select the contractor to operate the facility.

1. Problem Statement  
Washington State Government is evaluating on-site state-sponsored child care as a benefit to state employees working on and near the Capitol Campus.

Providing access to high quality child care for early learners near work can influence a parent’s decision to return to work after having a baby and can also influence one’s decision to change jobs. A state-sponsored child care facility has the potential to increase the quality of care while reducing the disproportionately high cost of child care services to hard-working, often two-income families.

Research shows that:
- Having child care near the workplace reduces parental stress and commute times and helps improve work-life balance.
- Employer-sponsored on-site child care services are good for the employer. It can lead to an increase in employee recruitment, retention, well-being, productivity and job satisfaction.
Government is behind the curve of this trend. According to a survey initiated by Sen. Sam Hunt via the Council of State Governments – West, only three states offer child care for state employees in or near state buildings: Pennsylvania, Texas and West Virginia.

2. Program Needs, Aspirations and Opportunities
Based on demonstrated need, a goal of the Governor’s Office is to provide a state-sponsored childcare center on the Capitol Campus for state employees.

A 2016 State employee survey indicates that of the 3,100 respondents indicating a desire for state-sponsored child care on site or near their work, nearly one third of them work on or near the Capitol Campus – representing approximately 1,200 children. The highest demand expressed is for year-round care for infants, toddlers, and preschoolers.

There are 37 child care centers and 78 family home providers serving a total of 3,404 children within 5 miles of the Capitol Campus. Child care center capacities range in size from 16 to 161 children. Approximately 40% to the total capacity of centers and family home providers do not care for infants, representing a gap in care.

The steering committee was comprised of representatives from DES, the Governor’s Office, Office of Financial Management (OFM), Department of Children Youth and Family Services (DCYF), and Department of Early Learning (DEL). The steering committee identified the following project goals:

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

3. Alternatives Analysis
Six initial sites on the Capitol Campus and Heritage Park were evaluated by the steering committee and the consultant team. Initial site selection was guided by the 2006 Master Plan for the Capitol Campus of the State of Washington (2006 Master Plan) and the
State Capitol Development Study, Opportunity Sites 1, 5, 6, & 12 (2017 SA Report), which was prepared by Schacht Aslani Architects and dated March 2017.

The initial sites include the Old IBM Building (Site 7), East of Transportation Building (Site 8), ProArts Site (Site 12), and Pritchard Building (Site 5). Two additional sites including Heritage Park (per proviso) and the top of plaza parking garage (currently the Kiwanis Club Foodbank Garden) were also considered.

The ten criteria used to qualitatively evaluate the six potential sites and narrow the number of sites down to two for detailed analysis were as follows:

- Access (vehicular & pedestrian)
- Safety and security
- Conducive to early learning/outdoor play
- Conducive to community
- Maximize site development potential
- Solar access for outdoor play & NZE (EO 18-01)
- Site utility infrastructure availability
- Compatibility with CC physical context
- Site development risks
- Funding success

The Old IBM Building (Site 8) and ProArts Building (Site 12) were recommended for further analysis because they are highly regarded across most of the criteria. In summary:

Old IBM Building (Site 7, 2006 Master Plan)
(+ ) Good pedestrian access, safety, conducive to learning and play, utility availability, maximizes site development potential
(- ) Solar access is limited due to boulevard trees and adjacent building

ProArts site (Site 12, 2017 Development Study)
(+ ) Adjacency to park is conducive to outdoor play and site allows space for appropriately sized outdoor play area
(+ ) Good vehicle access, solar access, utility availability, connection to community amenities
(- ) Requires displacement of existing building tenants and demolition and does not maximize site development potential

The following sites were not recommended for further study:

East of Transportation (Site 8, 2006 Master Plan)
A child care facility does not maximize the site’s development potential and net zero energy goal is highly unlikely due to lack of solar access.

Pritchard Building (Site 5, 2017 Development Study)
Renovation of the Pritchard Building puts the timeline at risk. Additionally, a significant amount of funding would be required, on the order of three to five times the cost of a purpose-built child care center.

Top of Plaza Parking Garage (Not a previously identified development site)
Requires close coordination with garage re-roof project, risking timeline. Unknown costs associated with retrofitting garage structure to support childcare.

Heritage Park (Not a previously identified development site)
No discernible sites with potential to develop. Team felt the park is not conducive to creating a sense of community within the Capitol Campus, nor was the park conducive to early learners due to safety concerns. The timeline for development is a risk.

4. Preferred Alternative
This predesign proposes the siting of a purpose-built child care center on the ProArts Building (Site 12, 2017 Development Study) for state employees who work on or near the Capitol Campus

The project site includes the existing ProArts and State Farm buildings, and shares the block with Centennial Park (the location of the Daniel Evans Tree). This site was chosen as the preferred development option after performing test-to-fit site plans and floor plans. The ProArts Building (Site 12, 2017 Development Study) accommodates a one-story facility with all classrooms at grade having direct access to outdoor play space. The site would also accommodate an appropriately sized play yard.

A one-level 19,000 gross square foot facility will serve approximately 150 children in 11 classrooms with direct access to outdoor nature-based play space. Performance targets include net-zero energy and LEED Gold certification.

A commercial kitchen space will provide cooking and food preparation for snacks and meals throughout the day per Washington Administrative Code’s licensing rules.

Flexible multi-purpose classroom space and observation rooms are provided for on-site trainings and education for Washington State Department of Children, Youth, and Families (DCYF), as well as other state agencies. The multi-purpose classroom will be designed as flexible space that can expand into the lobby for parent-provider events, STEM programming, and movement activities such as dance and yoga.

Interior play nooks incorporated into hallways maximize space use and can facilitate story time as well as independent creative and imaginative play.

With direct access from classrooms to outdoor, nature-based play space allows safe access to age-appropriate play environments and structures tailored to infants, toddlers and pre-kindergarten children. The outdoor play environment will be designed to include specific spaces for different modes of learning: sensory learning, kinesthetic motion learning, self-directed personal exploration and social interaction in intimate spaces,
large group interactions and activities for more teacher directed learning, and loose parts play and experimentation with sand play, water play, gardening areas.

Site design includes parking near the front door and entry plaza for parental drop-off and pick-up, as well as reuse of existing parking areas for staff parking. The site is designed such that the parking areas provide a safety buffer between the proposed child care and Centennial Park, organizing the site between public and private. There will be a strong visual connection between the children’s outdoor play space and the natural environment, including the tallest Sequoia in Olympia - the Daniel Evans Tree.

4.1 Preliminary Project Schedule of Preferred Alternative
The anticipated project schedule for the Preferred Alternative is as follows:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start</th>
<th>Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predesign</td>
<td>April 2018</td>
<td>Sept 2018</td>
</tr>
<tr>
<td>Design/Bidding</td>
<td>July 2019</td>
<td>December 2019</td>
</tr>
<tr>
<td>Construction/Closeout</td>
<td>January 2020</td>
<td>December 2020</td>
</tr>
</tbody>
</table>

4.2 Probable Total Project Cost of Preferred Alternative
The probable total project escalated cost is $13,097,000 for a 19,023 gross square foot (GSF) facility.

<table>
<thead>
<tr>
<th>Category</th>
<th>Escalated Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Contracts</td>
<td>$11,286,813</td>
</tr>
<tr>
<td>Other Costs</td>
<td>$1,810,187</td>
</tr>
<tr>
<td><strong>Total Costs (rounded to $1,000)</strong></td>
<td><strong>$13,097,000</strong></td>
</tr>
</tbody>
</table>

This represents an escalated construction cost (MACC) of $8,558,810 (or $450 per GSF). The consultant team has identified this to be a reasonable cost given the range of comparable purpose-built state-owned child care centers benchmarked in the Puget Sound region at $452 per GSF.

CCDAC Recommendation
During a meeting held on September 20, 2018, CCDAC recommended the State Capitol Committee pursue additional study of the development density of the Capitol Child Care Center project. Specifically, CCDAC recommended that a higher density of development on this site be provided via multi-floor construction or multi-use facility, and that such density be included as part of the project, or be added at a later date as part of a subsequent phase of the project.

CCDAC’s recommendation further stated a request for approval by the State Capitol Committee to identify the ProArts Site (Development Opportunity Site 12) as the recommended development site for the Capitol Child Care Center, and the phased considerations be included in one comprehensive, phased study as part of the Capitol Childcare Center Predesign Study.
**Next Steps:**
None required.

Subject to future budget appropriations, DES may return to solicit input from CCDAC in relation to the design concepts and plans, and request subsequent action by CCDAC in the future.

**Requested Action(s):**

Move to approve the siting of a child care center on the ProArts site (Site 12, Development Study) and the findings and recommendations, as outlined in the *Capitol Campus Child Care Center, Predesign Study*, prepared by Schacht Aslani Architects and dated September 2018.

**List of Attachments:**
- Attachment A: Presentation of the *Capitol Campus Child Care Center, Predesign*, prepared by Schacht Aslani Architects and dated September 20 2018.
- Attachment B: Appropriation excerpt from SSB 6090.SL, Section 1046.
CAPITOL CAMPUS
CHILD CARE CENTER
PREDESIGN

DES PROJECT NO. 18-035
SSB 6090 SEC. 1046 NO. 40000030

STEERING COMMITTEE
RaShelle Davis
Senior Policy Advisor, Office of Governor Jay Inslee
Judy Bunkelman
Department of Children, Youth, and Families
Debra Delzell
DES E&AS Project Manager
Marygrace Goddu
DES Cultural Resources
Mark Fromme
DES Facilities Professional Services
Jen Masterson
Senior Budget Assistant to the Governor | Capital Budget, OFM

SCHACHT ASLANI ARCHITECTS
Cascade Design Collaborative, Landscape Architects
Reid Middleton, Civil
Lund Opsahl, Structural
TreiWest, Electrical
Hargis, Mechanical
Project Delivery Analysts, Cost

ACKNOWLEDGEMENTS
The report must evaluate the following criteria required in Section 1046 of SSB 6090:

- A minimum of two locations on the Capitol Campus or Heritage Park
- A survey of employees on the capitol campus to determine the need and capacity
- The necessary rate to support operations, maintenance, and debt service
- The existing child care capacity within a five mile radius of the capitol campus
- A description of a public private partnership and the competitive process used to select the contractor to operate the facility
2006 Master Plan for the Capitol of the State of Washington (2006 Master Plan)

- Opportunity Sites
- Organizing Elements and Principles

Opportunity Sites in accordance with 2017 State Capitol Development Study, Opportunity Sites 1, 5, 6 & 12

PREVIOUS PLANNING
OPPORTUNITY SITES
5. Pritchard Building
7. Old IBM Building
8. East of Transportation Building
12. Professional Arts (ProArts) Building, State Farm Insurance Building, and Centennial Park

OTHER
* Heritage Park (per proviso)
** Top of Plaza Parking Garage (Kiwanis Club Foodbank Garden)

SITES EVALUATED
CAPITOL CAMPUS CHILD CARE CENTER

RESULTS
• 3,100 respondents showed interest in state-sponsored facility near their work
• 30% work on or near the Capitol Campus (accounts for ~1,200 children)
• Demand for year-round care
• Demand for school age summer and holiday care
• Low demand for care during session only

TAKEAWAYS
• Prioritize high demand for year-round care for infants through preschoolers
• Providing space for temporary demand is not practical nor is it cost effective

STATE EMPLOYEE SURVEY
CAPITOL CAMPUS CHILD CARE CENTER

DESIZED PATTERN OF CARE
- Year Round
- Summertime School Holiday Only
- Legislative Session Only
- Infant (0-11 months)
- Toddler (12-23 months)
- Preschooler (30 months-6 years)
- School age (5-10 years)
RESULTS

- 37 child care centers and 78 family home providers serve a total of 3,404 children
- Child care center capacities: 16-161
- Family home capacities: 6-12
- 17 child care centers and 15 home providers (40% of the total capacity) do not provide infant care

TAKEAWAYS

- Continuity of care from infants to preschoolers is important
- Total capacity of 150-200 children is reasonable for a proposed child care

CHILD CARES WITHIN 5 MILES OF CAPITOL CAMPUS
The steering committee identified the following project needs and goals:

- Serve 150-200 children from 1 month to 6 years old
- Provide outdoor, nature-based play opportunities
- Achieve net-zero energy and LEED Gold
- Provide exemplary, state-of-the-art spaces
- Serve as a licensing model and training resource for DCYF
- Serve as an example for other state organizations interested in providing on-site child care
- Provide flexible space for training, events, movement activities, and STEM education

PROGRAM NEEDS AND GOALS
CAPITOL CAMPUS CHILD CARE CENTER
SCHICHT AGLAN ARCHITECTS

The steering committee identified the following project needs and goals:

- Accommodate children with special needs
- Provide a 50-year facility
- Bring joy to the Capitol Campus with parent and child interactions during the day
- Provide appropriate vehicle circulation, safety and security
- Seize the opportunity to pursue a non-partisan endeavor that serves everyone
- Prioritize state employees on and near the Capitol Campus
- Complete construction of the facility by December 2020

PROGRAM NEEDS AND GOALS
CAPITOL CAMPUS CHILD CARE CENTER
SCHICHT AGLAN ARCHITECTS
OUTDOOR PLAY ENVIRONMENT

- Include requirements of special needs population
- Direct accessibility from all classrooms
- Activity areas to meet age-appropriate physical development goals
- Specific spaces for different modes of learning: sensory, kinesthetic motion, social, self-directed
- Covered space for outdoor activities in inclement weather

SITE DESIGN

PARKING

- Parking near front door and entry plaza for drop-off
- Olympia parking standards: 1 drop-off space for every 10 children, 1 space for every staff
- Preliminary parking study: 0.24 vehicles per child including drop-off and staff parking
- 15 drop-off spaces minimum for 150 children
- 25 staff parking spaces
- No compact spaces

SITE DESIGN
ALTERNATIVES ANALYSIS

EVALUATION CRITERIA

- Access (vehicular & pedestrian)
- Safety and security
- Conducive to early learning & outdoor play
- Conducive to community
- Maximize site development potential
- Solar access for outdoor play and net-zero energy goal (EO 18-01)
- Site utility infrastructure availability
- Compatibility with the Capitol Campus' physical context
- Site development risks
- Funding success

EVALUATION OF SITE OPTIONS
RECOMMENDED
Old IBM Building Site (Site 7, 2006 Master Plan)
• Good pedestrian access, safety, utility availability
• Maximizes site development potential
• Solar access is limited due to boulevard trees

ProArts Site (Site 12, 2017 Development Study)
• Adjacency to park is conducive to outdoor play
• Good vehicle access, solar access, utility availability
• Requires displacement of existing building tenants
• May not maximize site development potential
• Concern about urban nature of the site

EVALUATION OF SITE OPTIONS

NOT RECOMMENDED
East of Transportation (Site 8, 2006 Master Plan)
• Does not maximize the site’s development potential
• Net zero energy goal is highly unlikely due to lack of solar access

Pritchard Building (Site 5, 2006 Master Plan)
• Renovation puts the time line at risk
• Significant amount of funding would be required

EVALUATION OF SITE OPTIONS
NOT RECOMMENDED

Top of Plaza Parking Garage (Not a previously identified development site)
- Requires close coordination with garage re-roof project, risking time line
- Unknown costs associated with retrofitting garage structure to support childcare

Heritage Park (Not a previously identified development site)
- No discernible sites with potential to develop
- Park is not conducive to creating a sense of community within the Capitol Campus
- Park is not conducive to early learners due to safety concerns
- Time line for development is a risk

EVALUATION OF SITE OPTIONS

MASTER PLAN
- Gateway building
- Generous setback for transition to campus
- Bus stop on Capitol Way at west edge of site

CITY OF OLYMPIA DEVELOPMENT STANDARDS
- Building should have presence on both streets
- No parking facing the street
- Alignment with adjacent building setbacks
- Street improvements anticipated
- Vehicle access restricted to Maple Park Ave

OLD IBM BUILDING SITE (SITE 7, 2006 MASTER PLAN)
2 STORIES, 11 CLASSROOMS, 150 CHILDREN
15 DROP-OFF, 13 STAFF PARKING SPACES

ADVANTAGES

- Takes advantage of smaller scale site
- Appropriate gateway building
- Strong connection to campus
- Safe access through green space
- Utilize adjacent plaza garage for staff parking

OLD IBM BUILDING SITE
CAPITOL CAMPUS CHILD CARE CENTER

DISADVANTAGES

- 2 stories required to accommodate goals
- Displaces 21 Capitol Campus parking spaces
- Traffic impact fee is $25/GSF, ~$475,000 total
- Fill required for play yard due to 10' elevation drop
- Pile foundation anticipated
- Net-zero energy not feasible due to shading
- Alignment with ESD building reduces buildable area
- Public utilities under trees in boulevard
- Trees may need to be removed

OLD IBM BUILDING SITE
CAPITOL CAMPUS CHILD CARE CENTER
MASTER PLAN/DEVELOPMENT STUDY

- Slated for big office development but no partner identified
- Compatible use with Centennial Park
- Improvements to park needed

CITY OF OLYMPIA DEVELOPMENT STANDARDS

- Maintain streetscape consistent in downtown business zone
- Pedestrian oriented businesses, corner entries, buildings abutting the sidewalk
- Parking shall not create vacant space in the street pattern & minimize width at abutting streets
- Street improvements anticipated on three streets

PROARTS SITE (SITE 12, 2017 DEVELOPMENT STUDY)

1 STORY, 11 CLASSROOMS, 150 CHILDREN
16 DROP-OFF PARKING SPACES

ADVANTAGES

- Potential to improve pedestrian connection between campus and downtown
- Child care is compatible use with park
- Larger buildable area allows for a single story facility
- Direct access from classrooms to play yard
- Direct solar access to roof helps meet EO 18-01 goals
- Solar access beneficial to play yard
- Lower traffic impact fees $3.82/SF and credit from existing buildings, ~$25,000 total

PROARTS SITE (SITE 12, 2017 DEVELOPMENT STUDY)
1 STORY, 11 CLASSROOMS, 150 CHILDREN
16 DROP-OFF PARKING SPACES

DISADVANTAGES

- Unknown soil conditions, ground improvements/special foundations are anticipated
- Topography change requires fill for level play yard
- Street improvements on 3 streets
  - Undergrounding of power lines
- Minor park improvements
- Staff parking needs to be accommodated by street parking and existing campus parking infrastructure
- displaces 60 Capitol Campus parking spaces
- Relocation of existing tenants

PROARTS SITE (SITE 12, 2017 DEVELOPMENT STUDY)

PROJECT AND LIFE CYCLE COST SUMMARY

<table>
<thead>
<tr>
<th>Option</th>
<th>Annual Energy Cost ($/SF/Yr)</th>
<th>Grand Total Project Cost (2018 dollars)</th>
<th>Total Life cycle Cost (NPV) 30 years</th>
<th>Total Life cycle Cost (NPV) 50 Years</th>
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<tbody>
<tr>
<td>OLD IBM SITE OPTION (2 STORIES)</td>
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<tr>
<td>b. NZE-Capable</td>
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<td>a. Net-Zero Energy (NZE)</td>
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*Adjusted to reflect reduced efficiency due to solar shading from trees

SCHEDULE

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<tr>
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<th>Design Start</th>
<th>Construction Start</th>
<th>Construction Midpoint</th>
<th>Construction Completion</th>
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<td>Jan 1, 2020</td>
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<td>Dec 31, 2020</td>
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<td>ProArts/State Farm Site</td>
<td>July 1, 2019</td>
<td>Jan 1, 2020</td>
<td>July 1, 2020</td>
<td>Dec 31, 2020</td>
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</table>

Design/construction not currently funded

BUDGET, LIFE CYCLE COST, AND SCHEDULE
ProArts site emerged as the preferred choice due to the following priorities:

- Appropriately sized nature-based play yard
- Direct access from classrooms to play yard
- Net-zero energy potential
- Solar access to play yard
- Lower cost
PROGRAM SUMMARY

- 124-172 Children depending on infant/toddler ratio
- 25 Staff
- 11 Classrooms (8 Infant/toddler, 3 Pre-K)

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<tr>
<th></th>
<th>Total</th>
<th>% of Net</th>
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<td>Child Care Spaces</td>
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<td>Office &amp; Shared Spaces</td>
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<td>NET SQUARE FEET</td>
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<td>Building Support Spaces</td>
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<tr>
<td>Efficiency</td>
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<td>70%</td>
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SITE CONCEPT

PREFERRED SITE PLAN

- Park compliments child care function:
  - Access to park (supervised field trips)
  - Daniel Evans Tree as focal point
- Site accommodates a one story facility
- All classrooms can directly access outdoor play yard
- Solar access maximized
  - Net-zero energy goal
  - Outdoor play area
- Drop-off parking at entry plaza
- Potential to reuse existing gravel lot for staff parking

SITE PLAN
“During a meeting held on September 20, 2018, CCDAC recommended the State Capitol Committee pursue additional study of the development density of the Capitol Child Care Center project. Specifically, CCDAC recommended that a higher density of development on this site be provided via multi-floor construction or multi-use facility, and that such density be included as part of the project, or be added at a later date as part of a subsequent phase of the project.

“CCDAC’s recommendation further stated a request for approval by the State Capitol Committee to identify the ProArts Site (Development Opportunity Site 12) as the recommended development site for the Capitol Child Care Center, and the phased considerations be included in one comprehensive, phased study as part of the Capitol Child Care Center Predesign Study.”

The 2017 State Capitol Development Study evaluated the maximum development capacity of Opportunity Site 12 (not potential uses):

- Alternative 12.B: Half block development = 148,000 GSF office + underground garage for 420 cars
- Alternative 12.C: Full block development = 225,000 GSF office + underground garage for 840 cars

Developing the child care as currently proposed reserves significant development capacity on the unused, north half of the site. Given the reserve capacity on Opportunity Site 12 and other opportunity sites on campus, the use of the ProArts site for the child care center may not negatively impact future development to meet the state’s long-range program needs on the Capitol Campus.

Our evaluation indicates that there are significant challenges to implementing either option given the programmatic, technical and budgetary issues.
PLANNING A CHILD CARE CENTER AS A GROUND FLOOR TENANT OF A LARGER BUILDING (ONE PHASE CONSTRUCTION)

Feasibility concerns:

- No information on program, budget or schedule is available for the larger development
- Goal of occupying child care by 2020 isn't realistic; could be delayed by years

CCDAC RECOMMENDATIONS - OPTION A RESPONSE

EXPANDING THE CHILD CARE CENTER VERTICALLY AT A LATER DATE (PHASED CONSTRUCTION)

Feasibility concerns:

- Requires moving out of child care during second phase of construction
- Underground parking structure may be required with future development
- No program for the expansion to guide planning
- Need additional space for future elevator, stairs, utility cores, etc.
- Significant increase in first phase cost for infrastructure to accommodate future development
- No guarantee increased investment will meet future building code requirements

CCDAC RECOMMENDATIONS - OPTION B RESPONSE
NEW SECTION.  Sec. 1045. FOR THE DEPARTMENT OF ENTERPRISE SERVICES

1063 Building Furniture and Equipment (40000029)

The appropriation in this section is subject to the following conditions and limitations: $2,414,000 is provided solely for the department for furniture, fixtures, and equipment for common areas in the building.

Appropriation:
Thurston County Capital Facilities Account—State. . . $2,414,000
Prior Biennia (Expenditures). . . . . . . . . . . . . . . . . $0
Future Biennia (Projected Costs). . . . . . . . . . . . . . . $0
TOTAL. . . . . . . . . . . . . . . . . . . . . . . . . . . . . . $2,414,000

NEW SECTION.  Sec. 1046. FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Capitol Childcare Center (40000030)

The appropriation in this section is subject to the following conditions and limitations: The appropriation is provided solely for the department to develop a predesign. The report must evaluate, at a minimum, the following criteria: (1) A minimum of two locations on the capitol campus or Heritage Park; (2) a survey of employees on the capitol campus to determine the need and capacity; (3) the necessary rate to support operations, maintenance, and debt service; (4) the existing child care capacity within a five mile radius of the capitol campus; and (5) a description of a public private partnership and the competitive process used to select the contractor to operate the facility.

Appropriation:
Thurston County Capital Facilities Account—State. . . $250,000
Prior Biennia (Expenditures). . . . . . . . . . . . . . . . . $0
Future Biennia (Projected Costs). . . . . . . . . . . . . . . $0
TOTAL. . . . . . . . . . . . . . . . . . . . . . . . . . . . . . $250,000

NEW SECTION.  Sec. 1047. FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Conservatory Demolition (91000442)

Appropriation:
State Capitol Committee  
October 18, 2019

8- Campus Physical Security and Safety Improvements

Purpose: Informational

Sponsor(s): Bob Covington, Director  
Department(s): DES Campus Security and Visitor Services  
Contact Information: 360) 407-9203, bob.covington@des.wa.gov

Description:
The purpose of this agenda item is update the State Capitol Campus (SCC) on efforts to make safety and security improvements on the State Capitol Campus.

The 468-acre State Capitol Campus is the seat of Washington State government, is the symbol of representative democracy, and is a destination location where citizens regularly exercise First and Second Amendment rights in permitted and non-permitted rallies and protests.

The State Capitol Campus serves:
- More than 6,000 state employees and 40 agencies
- Elected officials to include 49 Senators, 98 House members, 9 Supreme Court Justices, the Governor, and 8 other elected officials
- Civic education tours provided to more than 25,000 children each year
- More than 500,000 people visiting the buildings & grounds annually, including public tours and people attending events/rallies/protests

The State Capitol Campus includes:
- Twenty-seven buildings accounting for more than 2.7 million square feet
- Four parking garages accounting for more than 1.4 million square feet
- Five campus parks (Sylvester, Heritage, Marathon, Centennial, and the Capitol Lake Interpretive Center)
- Capitol Lake, a 268-acre man-made lake constructed in 1951

As reported in the Joint SCC/CCDAC Meeting held on February 15, 2018, Enterprise Services recognizes the urgent need to improve security on the Capitol Campus, creating the Division of Capitol Security & Visitor Services in January 2018.

Project Status

Capitol Security & Visitor Services (CSV) Program:
Since the inception of CSVS in January 2018, the DES security program has been elevated and combined with the Visitor Services Office, with the redeployment of a Deputy Director to provide leadership and development of the program and assignment of a ½ time account temp position.
for support. The existing organizational model is currently only sustainable / funded through June 30, 2019. Since inception, the program has been focused on the following program development activities:

- **Washington Interagency Security Committee (WISC)** - CSVS created the WISC in December 2017. In partnership with the Washington State Patrol (WSP), we facilitate the monthly meetings of WISC, collaborating on issues and topics to improve the security of the Capitol Campus and agency off campus locations. This includes development of an Active Threat Resource Manual to support the Capitol Campus and other wishing to leverage the resource.

- **Acquisition & Deployment of Genetec Security Center** – Unified security platform, which will replace outdated legacy building access control systems and provide future opportunities for deployment of integrated video, duress, intrusion detection, and analytics.

- **Evaluation of Public Space Use Rules** – CSVS is conducting an evaluation of Capitol Campus Rules (WAC), last updated in 2009. We anticipate this effort to continue well into calendar year 2019 to support a thorough evaluation of existing rules and any proposed changes that may result.

- **CSVS Policy/Procedure/Standards Development** – Development of structured policies, procedures, and standards for CSVS operations to bring greater consistency and accountability to the services provided to customer agencies and the visiting public.

- **Study of Capitol Campus Security** – The 2018 Legislature directed Enterprise Services (ESSB 6095, Sec 1025) to conduct a study of Capitol Campus Security, to be complete by December 15, 2018. CSVS in collaboration with Campus Security Partners (House, Senate, & WSP) selected iParametrics to conduct the study, which is anticipated to be complete by the end of October 2018.

**Next Steps:**

CSVS will provide general status updates to SCC and CCDAC of programmatic progress and relative accomplishments for improving campus-wide security.

If SCC or CCDAC would like more information on the study’s specific findings or results, we would recommend that a briefing be held under an executive (closed) session provided under the State of Washington, Open Public Meeting Act (RCW 42.30.100). The sensitive nature of the study’s findings and results, that if made public, would increase security risks to the confidentiality, integrity, or availability of the campus security program and its infrastructure.

The executive session might be part of a special Joint SCC/CCDAC Meeting called by the State Campus Committee Chair, or the executive session might be incorporated into a future regularly-scheduled committee meeting for each committee.

**Requested Action(s):**

No Action is required at this time.

**List of Attachments:**

None.
State Capitol Committee  
October 18, 2018

9 - Capitol Lake/Lower Deschutes Watershed Long-Term Management Project Environmental Impact Statement

Purpose: Informational

Sponsor(s): Carrie Martin, Asset Manager, and Debra Delzell, PE, Project Manager

Department(s): Department of Enterprise Services

Contact: 360-407-9323, carrie.martin@des.wa.gov
         360-407-8786, debra.delzell@des.wa.gov

Presenter: Tessa Gardner-Brown, AICP, Floyd|Snider
           Ray Outlaw, EnvirolIssues

Description:

Capitol Lake/Lower Deschutes Watershed is an expansive 260-acre waterbody 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 the Capitol Lake basin and surrounding watershed.

In 2016, representatives from local and tribal governments, coordinating state agencies, and community stakeholders, in collaboration with the Washington State Department of Enterprise Services, identified common goals that should be satisfied by any long-term management alternative. The group also fulfilled requirements in a 2015-17 capital budget proviso in which the Legislature directed Enterprise Services to examine six key issues. The report and related information can be found on the Capitol Lake Reports webpage.

In 2018, Enterprise Services was directed by the state legislature to evaluate alternatives for long-term management. Enterprise Services is now 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. The primary alternatives to be evaluated, at a minimum, include a Managed Lake, a Restored Estuary, a Hybrid, and a No Action Alternative.

The EIS will evaluate and identify a preferred environmentally and economically sustainable long-term management alternative for the Capitol Lake/Lower Deschutes Watershed Project.
CCDAC Actions/Recommendations:

The project team provided CCDAC with a general overview of the EIS scoping process and outlined the project engagement approach during a meeting held on September 20, 2018. This informative agenda item required no specific action by CCDAC.

Next Steps:

An EIS of this size and complexity will take about three years to complete. Throughout the EIS process, we will provide updates and solicit input during the regularly scheduled CCDAC and SCC meetings. The updates will be presented by Floyd|Snider, a Seattle-based environmental consulting firm, hired by Enterprise Services in July 2018 to manage this process.

The first step in the development of an EIS is called scoping. Scoping began on September 26 and will run through November 13, 2018.

During this phase, agencies, tribes, local communities, organizations and the public will have an opportunity to comment on what should be analyzed and considered in the EIS. The scoping process is intended to collect input on the following topics:
- Alternatives
- Potentially affected resources and areas of impact
- Potential mitigation measures to avoid or minimize impacts
- Licenses or other approvals that may be required

During the scoping period, DES and its consultants will host public meetings, both in-person and online, and solicit comments from the public. When the Draft EIS is published there will be a second public comment period. Comments received on the Draft EIS will be reviewed and addressed in the Final EIS. 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 7A: Project Briefing & Process Update, dated October 18, 2018
Project Overview

- 260-acre waterbody located on the Capitol Campus
- EIS Alternatives Analysis:
  - Managed Lake
  - Restored Estuary
  - Hybrid
  - No Action
- Inclusion of sub-options/alternatives that meet project goals
**Key Issues**

- Water Quality Standard Violations
- Sediment Management Issues
- Presence of Invasive Species
- Restricted Active Community Use

**Funding Appropriation**

- ESSB 6095
  - EIS evaluation of primary alternatives, at a minimum
  - Consider sediment transport
  - Develop mitigation plans
  - Complete economic analysis
  - Assess equal funding from non-state entities
- An EIS is required before a long-term management plan can be implemented
- Contract awarded in June 2018
- Work began in July 2018
EIS Process

For example:
- Sediment Transport & Geomorphology
- Invasive Species
- Economics
- Sea Level Rise & Climate Change

Project Engagement Approach
Upcoming Engagement

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<tr>
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<th>Event</th>
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<tr>
<td>August 31 to September 2</td>
<td>Early public outreach at Harbor Days</td>
</tr>
<tr>
<td>September 26</td>
<td>Scoping Notice to be issued</td>
</tr>
<tr>
<td>September 26</td>
<td>Project website and online open house launch</td>
</tr>
<tr>
<td>Early October</td>
<td>Initial stakeholder briefings</td>
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<td>October 10</td>
<td>First public scoping meeting</td>
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<tr>
<td>Mid-October</td>
<td>First meeting with the Work Groups</td>
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<tr>
<td>October 18</td>
<td>SCC meeting</td>
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<tr>
<td>October 22</td>
<td>Second public scoping meeting</td>
</tr>
<tr>
<td>October 23</td>
<td>City of Olympia study session</td>
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Project Activities through Early 2019

- Complete scoping
- Review public comments and identify primary themes
- Issue scoping report
- Define scope of the EIS
- Work Group meetings
  - Executive, Technical, and Funding & Governance
- Begin technical analyses to support the EIS
SCC Involvement

- Initial briefing to CCDAC on September 20 and recurring quarterly briefings
- Quarterly briefings to SCC
- Engagement as part of the decision-making group
  - Identification of a preferred alternative in the Final EIS

Questions?

Thank you!
State Capitol Committee
October 18, 2018

10- Capital Projects Update
Purpose: Informational

Sponsor(s): Bill Frare, Assistant Director
Department(s): Department of Enterprise Services
Contact Information: 360-407-8239, bill.frare@des.wa.gov

Description:
The Washington State Legislature passed two supplemental capital budgets (ESSB-6090 01/19/2018 and ESSB-6095 03/27/2018) in early 2018. During its previous regularly-scheduled meeting (held May 17, 2018), CCDAC and SCC have expressed interest in having DES provide status updates on the following capital projects:

Newhouse Replacement Predesign
The Irv Newhouse Building was constructed in 1934 as temporary facility. This facility has reached the end of its useful service life.

In 2018, the Legislature requested DES to prepare a Predesign Report for the replacement of this facility as an appropriation in the Capital Budget (ESSB 6095, Sec 1035). Specific considerations were included in the appropriation.

To date, the following efforts have been accomplished:
• DES retained Schacht Aslani Architects to assist with predesign efforts.
• Project scoping and initial programming began in early August of 2018.
• Building tours of the Senate and House offices located within the Newhouse, O’Brien, Cherberg, Pritchard and the Legislative buildings were conducted by Schacht Aslani Architects. These tours provided information about how the existing building spaces are used and the functionality of these spaces.
• A project design team was established. This team is comprised of staff members from DES, House Capital Budget Committee, Senate Ways and Means Committee, and consultant staff.
• A total of 4 Predesign Workshops were held in September. During these workshops, the consultant team reviewed its findings relative to existing office, meeting and assembly spaces. Initial discussions began on the programmatic spatial needs for the new facility.

Next Steps:
• The project design team will begin developing spatial relations of various functions and programmatic alternatives.
• Completion of the predesign efforts is anticipated in late 2018/early 2019.
Capitol Campus E. WA Butte (Department of Commerce)
This project is intended to represent aspects of eastern Washington and will be located on the north side of Heritage Park. This project will be phased: 1) Design and 2) Construction. Phase 1 will prepared engineering and landscaping plans and relative documents and provide a probable estimate of total construction cost in support of a future funding request.

As part of Phase 1, the design plans will be prepared consistent with:
- The 1911 Wilder and White Plan;
- The Olmstead Brothers master landscaping plan; and
- The 2004 Heritage Parks Master Plan.

To date, the following efforts have been accomplished:
- DES has entered into a contract with Department of Commerce outlining the funding requirements and limitations for the project. (Note: This project is a subproject listed under the 2018 Local and Community Projects, which was appropriated for the Department of Commerce (SSB 6090 S.SL, Section 1016).
- DES has selected a professional consultant team and developing a scope of services to assist with design and cost estimating efforts.

Next Steps:
- Following conceptual-level plans, DES will solicit input from the community, and will work specifically with the North Heritage Park Development Association.
- DES intends to complete design efforts by June 2019.
- Upon completion, DES will provide an opportunity for CCDAC’s review and comments, and seek a recommendation by CCDAC for approval by SCC.
- A capital budget request will be prepared and submitted by DES for the construction of planned landscape features.
- Construction will be dependent on future capital budget appropriations.

West Capitol Campus Grounds Beautification
(Dept. of Commerce, Capitol Campus Improvements)
The intent of this one-time funding is to return the West Capitol Campus core area to its pre-recession (2008) maintenance standard, and to beautify the boundary between the campus and the South Capitol neighborhood.

To date, the following efforts are complete or underway:
- DES has entered into a contract with Department of Commerce outlining the funding requirements and limitations for the project. (Note: This project is a subproject listed under the 2018 Local and Community Projects, which was appropriated for the Department of Commerce (SSB 6090 S.SL, Section 1016).
- Hired a half-time grounds and nursery specialist (started work in August).
- Installed of 10 new hanging baskets in flag circle for spring, summer, and early fall color.
- Began renovation of landscape features for the west and northwest side of Cherberg Building (Completion of this effort is planned in October 2018).
- Renovated the landscape features for SE and SW corners of Insurance Building, NW corner of JLOB, around the Sundial and along Pleasant Lane.
- Replaced damaged or missing sod in various areas throughout the West Campus.
- Procured of plants, mulch and related materials
- Installed or repaired surface and subsurface drainage improvements, and constructed enhancements to the historic sundial area.
- Acquired new landscaping equipment, which includes:
  - Water buggy for watering non-irrigated planters and hanging baskets;
  - Tractor-mounted dethatcher (or lawn scarifier) to promote lawn health; and
• Sod cutter.
• The scheduled completion date of this project is June 31, 2019.

**Next Steps:**
Future beautification of the West Capital Campus Grounds will be subject to future appropriations in relation to DES’ operating and capital budget requests.

**East Plaza Infiltration & Elevator Repairs (Landscaping)**
This project is the continuation of work planned in 2006, and is phase 5B as outlined in a study prepared by EDAW, Inc. Specifically, this project phase will address long-term water leaks in the southeast portion of the Plaza Garage.

In general, the scope for phase 5B includes the following:
• Demolition of the plaza surface between the DOT building and the south east stair tower (including asbestos abatement);
• Replace the garage roof and waterproof plaza planters and vertical walls; and
• Install new plaza walkways and landscaping.

Design and construction of this project will be funded by a Certificate of Participation (COP) in lieu of dedicated State Building Construction Account (SBCA) or other capital funds. COP funded projects must comply with strict timelines and specific terms and conditions.

As such, DES intends to complete this project using the General Contractor/Construction Manager (GC/CM) alternative project delivery method as outlined in RCW 39.10.370 and other related state laws. This delivery method will allow DES to meet the required timelines associated with the COP.

To date, the following efforts have been accomplished:
• DES has selected and contracted with a professional consultant.
• A project design team has been established. This team is represented by staff from adjacent state agencies.
• The GC/CM team selection is in progress.

**Next Steps:**
• DES anticipates completion of 90% documents in December, and agreement on the maximum allowable construction cost (MACC) with the GC/CM team.
• DES will submit documentation to the State Treasurer’s office for a March COP transaction.
• DES solicit input from WSDOT and ESD (adjacent buildings) on the design process.

During the design efforts associated with the GC/CM contract, DES anticipates several of the guiding principles and recommendations outlined EDAW study may be re-evaluated based on existing needs and conditions. Preliminary plans will be furnished to CCDAC and SCC for input on landscaping and plaza walkways.
Relocate Mural from GA to 1063
The 2018 Capital Budget included a specific budget provision to relocate the mosaic mural located within the General Administration (GA) Building into the Helen Sommers (1063 Block Replacement) Building.

To date, the following efforts have been accomplished:
- DES has completed design work for the mural relocation, which includes initial demolition and asbestos abatement.
- The project was competitively bid according to applicable public works laws in August 2018.
- DES did not receive any bids based on the initial solicitation.
- Modifications to the bid documents were made, and a second bid solicitation is currently underway.
- The revised project was competitively bid according to the applicable Public Works laws.
- Bids were due on September 27, 2018, and DES received a total of 7 bids.
- DES is reviewing bids and is working to secure proper insurance for the mural during relocation construction.
- DES anticipates to issue and Notice of Award and Notice to Proceed to the successful contractor in mid-October after the proper insurance has been secured.
- Completion of the mural relocation is anticipated in early January 2019.

Legislative Building Exterior Preservation and Cleaning (Dome Cleaning)
Periodic masonry preservation work, which includes cleaning, is required on the Legislative Building. The sandstone on the dome is porous and prone to lichen growth. This condition causes the surface to appear dark or unclean. Historically, preservation and cleaning work occurs on a 5 to 6 year cycle. The stone joints on the building are subject to damage from weathering temperature-related expansion and contraction.

This project includes masonry inspection and repair as well as cleaning on the building’s exterior in three phases:
- The central dome atop the building
- The band that circles the building beneath the dome, including the parapet walls
- The plaza area

To date, the following efforts have been accomplished:
- DES retained SHKS Architects complete design and bid documents. Moving forward, SHKS Architects will provide construction administration services.
- The project was competitively bid according to the applicable Public Works laws.
- An award of contract was issued to the lowest, responsive, responsible bidder, Pioneer Masonry (Pioneer Masonry is a reputable contractor with positive history projects on Capitol Campus).
- DES issued a Notice to Proceed to the contractor on August 31, 2018.
- Contractor mobilized to the work site on September 4, 2018, and work is proceeding.
- DES anticipates completion of the work to occur by the end of December 2018 (weather permitting).

During construction, the contractor will provide access to portions of the building’s exterior, which were not accessible to SHKS Architects at the time of design and bidding. DES and SHKS Architects will inspect the existing conditions, and as appropriate, will determine the need for corrective actions and related costs.

The current scope of work currently does not include repairs to the mini-domes, or repairs to historic windows, skylights or bronze exterior doors. However, DES and the consultant team will inspect conditions and provide recommendations for corrective action to address water leaks.
CCDAC Actions/Recommendations
The project team provided CCDAC with a general overview of the EIS scoping process and outlined the project engagement approach during a meeting held on September 20, 2018. This informative agenda item required no specific action by CCDAC.

Next Steps:
DES will provide project updates on these and other capital projects at future CCDAC and SCC meetings.

Requested Action:
No Action requested at this time.

List of Attachments:
- Attachment A: Appropriation excerpt from SSB 6090.SL, Section 1046- Newhouse Replacement.
The appropriation in this section is subject to the following conditions and limitations: The department shall develop an environmental impact statement to consider alternatives for Capitol Lake. The alternatives considered must include, at a minimum, a lake option, an estuary option, and a hybrid option. The environmental impact statement will also consider sediment transport and locations within lower Budd Inlet. The department must work with affected stakeholders to develop mitigation plans. The environmental impact statement must also consider an expanded area around Capitol Lake and Budd Inlet including the Port of Olympia for the economic analysis. The environmental impact statement must consider the use of equal funding from nonstate entities including, but not limited to, local governments, special purpose districts, tribes, and not-for-profit organizations.

Appropriation:

State Building Construction Account—State. ........ (($2,500,000))

$4,000,000

Prior Biennia (Expenditures). .................. .................. $0

Future Biennia (Projected Costs). ............. (($940,000))

$0

TOTAL. .................................................. (($3,440,000))

$4,000,000

NEW SECTION.  Sec. 1035. A new section is added to 2018 c 2 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Newhouse Replacement (92000020)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for a predesign study to determine space needs and cost estimates necessary to replace the Irv Newhouse Building and add house of representatives office space with a building or buildings to serve the legislative office needs on west campus.

(1) In determining the program space required the predesign will consider:

(a) The necessary program space required to support senate offices and support functions;
(b) The necessary program space required to support house offices and support functions; and
(c) Parking impacts of new office space construction.

(2) The study will consider, at a minimum the following three options:
(a) A 50,000 to 70,000 square foot office building to support senate offices, with four levels of underground parking, and a 50,000 to 70,000 square foot office building to support house offices to be located on the Pritchard Building parking lot, with necessary underground parking.
(b) A 115,000 to 140,000 square foot office building to support both house and senate offices with four levels of underground parking.
(c) A 50,000 to 70,000 square foot office building to support senate offices, with no parking.

(3) In conducting the study, the department must consult with the house of representatives, the senate, and the tenants.

(4) The buildings must be high performance buildings and meet net-zero-ready standards, with an energy use intensity of no greater than 35. The building construction must be procured using a performance-based method such as design build and must include an energy performance guarantee comparing actual performance data with the energy design target.

Appropriation:
State Building Construction Account—State. .............. $450,000
Prior Biennia (Expenditures) ......................... $0
Future Biennia (Projected Costs) .................... $0
TOTAL .................................................. $450,000

Sec. 1036. 2018 c 2 s 1050 (uncodified) is amended to read as follows:

FOR THE MILITARY DEPARTMENT
Thurston County Readiness Center (30000594)

Appropriation:
General Fund—Federal. ................................. $33,315,000
State Building Construction Account—State. ((($7,863,000))) $8,600,000
Military Department Capital Account—State. ((($375,000))) $802,000

p. 56 ESSB 6095.SL