

## STATE CAPITOL COMMITTEE

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

Legislative Building, Senate Rules Room  
Olympia, Washington 98504

### JULY 11, 2019 AGENDA

Time	Agenda Items	Presenter	Desired Outcome
10:00	1- Call Meeting to Order and Approval of the Agenda	Lt. Governor Habib, Chair	
10:05	2- Approval of Minutes	Lt. Governor Habib, Chair	<b>Action-</b> Approval of minutes for SCC's Feb 21 Meeting.
10:10	3- Employment Security Buidling- Predesign	Hamed Khalili, DES and Jairus Rice, ESD	<b>Action-</b> SCC will review findings and preferred alternative(s), and will offer a decision of approval.
10:30	4- L&I/WSDA Safety & Health Lab and Training Center- Predesign	Oliver Wu, DES and Reuben Amamilo, L&I	<b>Action-</b> SCC will review findings and preferred alternative(s), and will offer a decision of approval.
10:50	5- East Plaza Water Infiltration Repairs (5B)	Jeff Gonzalez, DES	<b>Informational-</b> DES will provide a status update and next steps.
11:15	6- Capitol Campus E. WA Butte	Hamed Khalili, DES and Michael Van Gelder, DES	<b>Informational-</b> DES will provide a status update and next steps.
11:40	7- Update on 19-21 Capital Budget	Bill Frare and Kevin Dragon, DES	<b>Informational-</b> DES will provide a update and next steps.
11:50	8- Public Comments and Closing Remarks	Lt. Governor Habib, Chair	<b>Informational-</b> Public comments inform the Committees and DES
12:00	9- Adjourn Meeting	Lt. Governor Habib, Chair	

#### **Upcoming Committee Meetings Schedule:**

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

Thursday, Sep 19, 2019; 10AM-12PM (1500 Jefferson)  
Thursday, Oct 17, 2018; 10AM-12PM (Senate Rules Room)

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

March 14, 2019  
10:00 AM

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

Draft Minutes

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**SCC MEMBERS PRESENT:**

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

**OTHERS PRESENT:**

Max DeJarnatt, City of Olympia	Ann Larson, Department of Enterprise Services
Kevin Dragon, Department of Enterprise Services	Nouk Leap, Department of Enterprise Services
Bill Frare, Department of Enterprise Services	Chris Liu, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services	Ron Major, Department of Enterprise Services
Tessa Gardner-Brown, Floyd Snider	Carrie Martin, Department of Enterprise Services
Caroline Hansen, Department of Enterprise Services	Annette Meyer, Department of Enterprise Services
Rose Hong, Department of Enterprise Services	Rachel Newmann, South Capitol NH. Assn.
Linda Kent, Department of Enterprise Services	Katy Stark, Department of Enterprise Services
Carly Kujath, Office of Financial Management	

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

Lt. Governor/Chair Cyrus Habib called the State Capitol Committee (SCC) to order at 10:05 a.m. Members and staff provided self-introduction.

**The agenda was approved as published.**

**Approval of January 8, 2019 Minutes - Action**

**The minutes of January 8, 2019 were approved as published.**

**Capitol Lake-Deschutes Estuary Environmental Impact Statement (EIS) Scoping Report – Informational**

Carrie Martin, Project Manager, Department of Enterprise Services (DES), introduced Tessa Gardner-Brown with Floyd|Snider. Ms. Gardener-Brown serves as the Project Manager for the consultant team that is assisting DES with completing the Environmental Impact Statement (EIS) for Capitol Lake-Deschutes Estuary. Ms. Gardner-Brown briefed members on the status of scoping for the Capitol Lake-Deschutes Estuary Environmental Impact Statement (EIS) since the last update in October 2018.

By October 2018, scoping was mid-way completed. Scoping is the first and formal beginning step of an EIS process. The presentation will cover progress to date.

Ms. Gardner-Brown reviewed a project process map depicting the process and the steps. The map identifies the required process for conducting an EIS under the State Environmental Policy Act (SEPA) and the associated and supporting process with the Executive Work Group, Technical Work Group, Funding and Governance Work Group, outreach and dialogue with decision-makers, and community engagement beyond the requirements of SEPA at a level necessary to ensure the process is successful.

The work completed during the fourth quarter of 2018 and first quarter in 2019 focused on re-engaging stakeholders to assist in developing a transparent and inclusive process to ensure all stakeholders were comfortable and to avoid a surprise approach. It was important for all stakeholders to understand the scope of the study and the input from the community, agencies, and local jurisdictions.

Since the October briefing, the scoping period was initiated along with associated outreach events. The scoping was launched on September 26, 2018 with an expanded timeline of 48 days instead of the typical 14-21 days. The team met with the Work Groups during a series of meetings in October 2018. The subject of the meetings was to convey information and understanding of the input from the Work Groups early in the process and to describe how the EIS moves forward to ensure the Work Groups were comfortable with the process.

During the scoping period, a series of briefings were held with community interest groups that have followed the process for many years. Many of those groups included the Capitol Lake Improvement Protection Association (CLIPA), Deschutes Estuary Restoration Team (DERT), and other interest groups, such as the Recreational Boaters Association, LOTT Clean Water Alliance, Thurston County Chamber of Commerce, Olympia Downtown Alliance, and the Olympia City Council. The briefings were intended to re-engage stakeholders and to answer any questions, as well as sharing information on how each group could be effectively involved during the process. Feedback was positive from the meetings.

Meetings were held with each of the coordinating agencies (state resource/regulatory agencies and local governments) to share information on the EIS process and to acknowledge that there would be many areas of overlap, and to identify ways and opportunities to be consistent and to utilize available data. Two follow-on meetings occurred with the Department of Ecology to discuss its work on the Total Maximum Daily Load (TMDL) Study, which speaks to water quality for the EIS project area, and a meeting with the City of Olympia to discuss sea level rise and the City's planning efforts. It is important to have ongoing and open dialogue with all agencies. All the agencies are interested in coordinating during the study and expressed interest in sharing available data.

On November 13, 2018, the scoping period closed and the team began processing the volume of comments. The team initiated a draft of the scoping report in November/December 2018, as well as convening the full consultant project team comprised of nine discipline-specific experts to review the scoping comments and help define the scope of study and the body of work for the next several years.

In January 2019, the team met with the Work Groups to share the information and the format for communicating the information to the community.

During the scoping period, two public scoping meetings were conducted in several locations in Olympia. Approximately 100 individuals attended the meetings and asked questions of the EIS project team. Attendees offered feedback to Bill Frare, SEPA Responsible Official, Carrie Martin, Project Manager, and other DES staff members. An online open house was hosted with over 1,000 visits recorded. Email notifications were transmitted to a mailing list containing over 5,000 addresses. When the comment period ended, over 900 individual comments were recorded from 271 separate comment submissions. Approximately 200 individuals, nine organizations, seven agencies, and the Squaxin Island Tribe submitted comments.

The scoping report is a document the consultant team and DES developed collaboratively to provide an overview of the project and the primary alternatives to describe the scoping process and the comments received during the scoping period. Within the document, comments on technical topics were separated. Because of stakeholder interest in the project, general direction was provided for the scope of the study based on the feedback during the scoping period. The scoping process also provided an opportunity to refine the project name to reflect the project area clearly both past and present. The refinement of the project name does not change the scope or the expectations. The new project name is Capitol Lake Deschutes-Estuary, Long-Term Management Project Environmental Impact Statement (EIS).

Ms. Gardner-Brown reported that all scoping comments were reflective of a community very involved in the process and well educated on the topics of study. Community concerns surrounding water quality included obtaining a better understanding of the sources of impairment, how water quality could potentially be improved, the issues, and how and if each of the alternatives would comply with state and federal water quality standards.

Additional water quality samples were requested within the Capitol Lake basin. Additionally, the Department of Ecology offered assistance and suggested some specific tools developed by the agency that could assist the project team.

Many comments pertained to the volume of sediment moving through the system and where is it being deposited and where sediment might travel should the system be opened under an estuary or hybrid alternative. The community asked the team to review how management of sediment under each alternative would occur in terms of dredging and disposal plans, as well as identifying potential impacts of sediment deposition to downstream resources.

The vast majority of comments on aquatic invasive species pertained to the New Zealand Mudsail. Comments questioned the management of the New Zealand Mudsail and how would it be managed under each alternative, and how to prevent the spread of mudsnails.

Fish, wildlife, wetlands, and vegetation comments focused on a desire to understand the habitat and species utilizing the lake and how that might change under each alternative. Should the ecological functions of the lake improve, many of the commenters wanted more information on habitat restoration opportunities and the species that might benefit. Similar questions pertained to the estuary alternative with some requests for specific evaluation of certain species (salmon or coordination with the southern resident Orca whale population).

An area of increasing concern in the Olympia area is sea level rise and climate change. The community and agencies expressed interest in analyzing sea level rise and the potential resiliency of each alternative. Other requests asked the team to remain in close coordination with the City of Olympia and its work around sea level rise.

Differences of opinion were evident with respect to scoping for air quality and odor. A majority of comments expressed either a negative or a positive opinion. Many community members complained about the odor an estuary could generate while others loved the natural smell of the environment. Scoping will describe historic conditions related to odor and how it has changed since wastewater is now treated. The team was asked to evaluate potential odor impacts of a restored estuary and consider tidal elevations, wind conditions, and hydrogen sulfide production.

Key messages for recreation and land use recommended evaluating changes or impacts to recreational use of the waterbody. The community values the lake as a recreational resource, specifically related to trails and the ability to walk and jog around the lake. Some commenters wanted to know whether those opportunities would still be available, as well as what changes would occur to recreational opportunities under each alternative.

Visual quality of the lake generated many comments with most commenters expressing a negative or a positive opinion. Most of the comments were related to an opinion, such as estuary mud flats would be ugly, an estuary would be beautiful, a lake is a pleasing aesthetic, or a lake is beautiful because of its natural appearance.

A number of comments were received on economics. The community and one participating agency are specifically interested in how the alternatives could potentially have an impact to downstream parties. The team was asked to evaluate the impact of those downstream resources and potential changes to recreation and tourism under each of the alternatives as it relates to economic impacts. Another request was consideration of ecosystem service values for each alternative.

Historic, cultural, and tribal resources scoping comments supported both the managed lake and estuary alternatives. Some commenters expressed interest in the cultural significance of Capitol Lake and how it was established. The team was asked to evaluate the impacts to the Capitol Campus National Historic District, consider the importance of the lake to Wilder & White and Olmstead plans, consider cultural resource investigations to improve on archaeological and historic data available for the project areas, and consider the impacts of the dam on tribal treaty rights.

Environmental health scoping comments requested consideration of the impacts from existing and potential changes in contaminated sediment under the alternatives, and include updated sediment quality data to establish a baseline characterization of sediment within the waterbody. Other commenters asked for an assessment of the cost

of upland disposal of dredged sediment if sediment is contaminated. Other requests asked for consideration of any potential changes to algae concentrations and how an estuary would mitigate the occurrence and spread of toxic algae.

Scoping comments on transportation requested evaluation of potential impacts during project construction and operations, identify any changes needed to the 5<sup>th</sup> Avenue Bridge, 4<sup>th</sup> Avenue, and Deschutes Parkway, and whether any changes to the railroad trestle separating the north and middle basins would be required.

Project activities through mid-2019 include confirming the scope of study for the Draft EIS with DES and collaboration with the technical leads to describe and develop the methodologies for each of the technical analyses. Technical analyses will begin in summer 2019. The team will convene a Community Sounding Board comprised of community members to meet and exchange ideas and provide individual or collective perspectives on EIS topics. The team has solicited applications for membership on the Board earlier in the year. The recruitment effort generated 70 applications. Of the 70 applications, 25 applicants were selected to serve on the Board. The first meeting of the Community Sounding Board is scheduled on April 8, 2019.

The project team will meet with the Work Groups on April 15-16, 2019. Objectives of the meetings are to discuss development of measurable evaluation criteria and methodologies for key technical analyses. Technical analyses will begin during summer 2019.

Chair Habib thanked Ms. Gardner-Brown for all the community outreach efforts. Subjectively, he asked whether the team could assign a value to the level of intensity, mobilization, or motivation of the commenters with respect to the intensity of opposition as the EIS moves forward because there have been different levels of opposition irrespective of the scope of the EIS. It would be beneficial to know the level of mobilization upfront. Ms. Gardner-Brown said the question served as the basis for developing an active community engagement process. In the past, there have been perceptions of both opposition or skepticism and the intent of this process is to work with those individuals through a community sounding board process or provide additional opportunities for input to the process to assure everyone how the process will move forward in an objective manner. Many in the community are eager for a management decision. Additionally, the level of understanding is beginning to evolve as the EIS process provides an opportunity to make a decision.

Director Liu said the public process was planned to be public and transparent. Everyone was invited to attend Work Group meetings to view the process as it occurs. Many stakeholders have been provided with avenues to offer input for consideration evolving around opposing science, different methodologies, or different modeling methods. All input was considered during the scoping period. Director Liu said he was pleasantly surprised as to the level of engagement by the public.

Chair Habib cautioned that many times there is a tendency to overestimate the degree to which people care about process and underestimate the degree to which they have substantial opposition. Experienced professionals often reflect on how well the process was executed and the extensive engagement by the community only to be surprised at the amount of opposition to the outcome. He advised of the importance of continually tracking and to be aware of the level of underlying substantive concerns because it is important not to assume that because the process was well-executed it would neutralize or help sway opinions.

Ms. Gardner-Brown responded that one key theme conveyed in the comments was a readiness to complete the process and take an action to address the issue, which reflected a slight difference in the level of previous skepticism and opposition, which speaks to the reason for moving through the process so that the final result can be defensible should opposition continue at the end. The process affords the ability for everyone to weigh in and ultimately achieve a community-supported outcome and decision.

Ms. Burkhart asked about the potential of litigation from specific groups. Director Liu replied that as the process is undertaken, anyone could pursue litigation as it speaks to something that could happen that could not be avoided; however, when DES and the project team formulated the process, it was to ensure that any risks could be mitigated recognizing that 100% of the risk would not be possible to mitigate as there always would be a possibility. The process has been reviewed by a number of people to ensure the right steps have been pursued and nothing has been overlooked that should have been included. The work completed today, as well as other work completed

previously has been provided to the public to include the CLAMP process from 15 years ago. Transparency is very important for the process and ensuring that everyone is engaged and the team is listening to everyone. However, mitigating 100% of the risk is not possible.

Project Manager Martin noted that one area of focus to help mitigate risk is a third-party review panel. The team invited experts in some of the more controversial areas, such as water quality and sediment modeling to provide a review of the methodologies to ensure they were on track. The experts will also review the completed analyses.

**Next Century Campus Study - Informational**

Chair Habib recognized Bill Frare, Assistant Director, Facility Professional Services, DES.

Assistant Director Frare said the Next Century Campus Study project is a follow-up to a prior review of the Power Plant. The Power Plant generates and provides chilled water and hot steam to heat and cool campus buildings. That effort was initiated by performing an Investment Grade Audit and Energy Study through University Mechanical Contractors several years ago. Part of the evaluation acknowledged that the boilers generating the steam were placed into service in 1964. The general lifespan of a boiler is approximately 30 years. Approximately 67% of the heat generated at the Power Plant is lost before it ever reaches campus buildings. The study was undertaken as an investigation as to whether it would be possible to shut down the steam plant over the course of a summer when heat was not needed. The study determined that it would not be possible because of the impossibility of restarting the system because the pipes that experience expansion and contraction from steam would likely encounter problems with seal failures. Instead, the focus reverted to exploring the cost for replacing the entire system. DES completed the Investment Grade Audit (IGA), which identified a number of options that were evaluated. The IGA explored cost savings and offered a guaranteed price for a guaranteed level of savings. The cost was estimated to be \$125 million. The evaluation and estimating was completed with minimal stakeholder input with the results presented at the end of the process. Not surprisingly, the cost generated concerns within DES, the Office of Financial Management (OFM), and the Governor's Office. Generally, for projects exceeding \$5 million, a predesign is completed. Although staff believes the IGA was equivalent to a predesign as it provided a cross comparison, and, in some instances offered more information than a predesign might provide. To provide decision-makers with a complete package and to include more stakeholders in the process, OFM authorized an appropriation of \$150,000 to complete a predesign utilizing IGA information and augmenting other information to prepare a predesign.

Assistant Director Frare introduced Ron Major, Project Manager, and Resource Conservation Manager, for the Capitol Campus. Manager Major briefed members on the status of the project and next steps.

Manager Major displayed an illustration of the steam system distribution piping throughout the campus. The Power Plant is located on the eastern shore of Capitol Lake. Piping extends through the west campus and to east campus buildings. Two east campus buildings currently not served by the Power Plant include the Natural Resources Building (NRB) and the Department of Transportation Headquarters Building. The chilled water plant is located within the Power Plant and serves west campus buildings only.

Manager Major reviewed an illustration of the proposed site for a new Central Plant. After consulting with Master Planning staff and considering Opportunity Sites on campus, the location of the new plant was selected as a site located to the rear and east of the OB2 Building, which was the former site of the DIS Data Center. The site was selected because of an area referred to as Level 50 that previously housed the generators for the DIS Data Center. That site affords an option of placing the plant below grade with a single story above grade and level with the existing Plaza affording an opportunity to extend the Plaza while concealing most of a new Central Plant Building.

During a similar briefing to the Capitol Campus Design Advisory Committee (CCDAC), a representative with the Secretary of State's Office suggested an option of utilizing the old Archives Building site should the Secretary of State receive funding for a new facility. Staff plans to explore that option during the predesign.

Manager Major shared some concepts of design opportunities for the campus gateway area at the 14<sup>th</sup> Avenue tunnel to Capitol Campus, which was of concern to the CCDAC when the proposal was presented. The project enables enhancement of the gateway to the campus through landscaping and tree plantings.

The status of the predesign effort includes seeking more information, evaluating, exploring the changing energy landscape in the state, and re-evaluating design assumptions. Stakeholder meetings will be scheduled with legislative staff, Governor's Policy Office, Department of Commerce, City of Olympia, LOTT Clean Water Alliance, and the local neighborhood and others interested in the project. Another briefing is scheduled to CCDAC and to the SCC to review preliminary findings. The final report for the predesign is scheduled for completion by June 30, 2019.

Mr. Neary asked whether the final report would include an evaluation of the Archives Building as an option for siting the Central Plant. Manager Major affirmed that the final report would include a high level assessment of the site; however, a fair cost comparison against the current plan would not be possible other than for providing some indication as to whether the option should be reviewed in addition to the potential of more design work.

#### **Capital Projects Status Report – Informational**

Chair Habib invited Assistant Director Frare to provide a status report on capital projects. Assistant Director Frare updated members on the status of several key projects.

- ***Conservatory Demolition*** – The project is on track to be released for advertisement after the end of the legislative session for contracting for removal.
- ***East Plaza Infiltration & Elevator Repairs (Phase 5B)*** – Phases 1-4 completed the roof north of 14<sup>th</sup> Avenue. Phase 5 is located south of 14<sup>th</sup> Avenue and is segregated into sub phases of A, B, C, D, & E. Phase 5A, reconstruction of the stairways has been completed. Phase B is the area adjacent to the Department of Transportation Building. The scope of the project includes removal and replacement of the membrane over the garage roof. Over the years, the membrane has deteriorated causing significant leaks to the garage that eventually degrades existing infrastructure. DES selected the architect. The project will use the General Contractor-Construction Manager (GC/CM) delivery method to enable both the architect and the contractor to work together to stage some constructive investigation that must occur prior to finalizing the design.
- ***Relocate Mural from GA to 1063*** – The project has been completed. The work included removal of the mural from the GA Building to re-install within the Helen Sommers Building. The effort involved removing the front of the GA Building and removing the façade of the Helen Sommers Building and reinstalling the mural on a designated wall located on the ground level near the Union Street entrance. The removal proceeded smoothly with the contractor and the Conservator working closely together. A steel cradle was constructed to house the mural and the wall. The mural was well-protected by bubble wrap. Master Planner Dragon added that the restoration of the GA glass front has been deferred until decisions are rendered on the final disposition of the GA Building. Plywood has been placed over the opening to protect the building. Staff is working with the Department of Historic Preservation on those efforts. Staff is working with the family of the artist to schedule a ceremony for dedication of the mural. Director Liu said the move was video recorded as the mural was moved from the GA Building to create a time lapse video of the moving process. The video is included on the DES website along with a number of photos.
- ***Newhouse Replacement Predesign*** - Throughout the biennium staff met with the House, Senate, and Legislative Support Services to identify project needs. DES engaged an architect to prepare a Problem Statement and Alternatives Analysis. Walter Schacht with Schacht Aslani Architects briefed the committee at its last meeting on the report. The Alternatives Analysis Report was submitted through OFM to the Legislature. The report identified three alternatives of one building for the House, one building for Senate, and one building for the House and the Senate with Legislative Support Services located in the center of the building. A last option would replace the Newhouse Building, which mirrors the proviso for the appropriation. DES is seeking direction from the House and the Senate on which alternative is preferred. DES staff continues to address a number of questions from Senate and House budget writers. DES granted the budget writers direct access to the architects to assist in developing the preferred alternative.

Chair Habib questioned whether the purpose of the SCC and the CCDAC is to provide guidance to legislators rather than providing three options without some level of filtered guidance and recommendation from the SCC and the CCDAC. Assistant Director Frare affirmed the intent of the both the SCC and the CCDAC to approve the Master Plan, approve the limits of the Capitol Campus, approve new buildings on the campus, and to

provide advice on the construction of new structures on the campus. The Newhouse project is somewhat different as the Legislature allocated the funds. Typically, clients of DES are other state agencies, such as the Department of Transportation, which works through the Executive Branch and the Legislature. The Childcare project is a model that has been directed through the SCC and the CCDAC. DES is treating the Newhouse Replacement Predesign somewhat differently as the Legislature would assume tenancy in the building(s). Chair Habib added that he presumes that is why he is a member of the committee. As his role is as the President of the Senate, it is unclear as to why the project would be treated differently. Additionally, several members of the CCDAC are legislators. The Legislature is represented on both committees. It seems that the project skipped both the CCDAC and the SCC. From a best practices perspective, a public accountability perspective, and frankly from keeping and House and Senate from fighting perspective, to have guidance from the statutory committees would be preferable because it is why the committees were established. Guidance should be sought similar to any other executive agency. It appears odd that the committee's were bypassed. Assistant Director Frare advised that the committee would have another opportunity to comment on the process as the predesign is finalized. A briefing is scheduled for the committee's June meeting.

- **Legislative Building Exterior Preservation (Dome Cleaning)** – The dome has been cleaned. Approximately \$2 million in repairs to the exterior are pending completion. DES has delayed work until the weather begins to improve and legislative session ends prior to embarking on the repairs.

Chair Habib inquired about any building issues that arose because of the snow storms. Assistant Director Frare advised that the only building damaged from the storms was the Conservatory. He was not aware of any damage to other buildings on the campus.

#### **Capital Budget Update – Informational**

Chair Habib invited Assistant Director Frare to provide an update on the status of the Capital Budget.

Assistant Director Frare reported DES requested additional funds for planning within the operational budget. The Governor's budget includes an additional 1 FTE for a GIS Administrator to assist DES in constructing a geographical database across the Capitol Campus to assist in planning efforts.

DES requested funding to update the Capitol Campus Master Plan within the Capital Budget. The master plan has not been updated for 20 years other than a partial update in 2008 completed by staff. The department's 10-year Capital Plan identifies approximately \$620 million in projects that have been identified as needs on the campus. To expend funds wisely through a coordinated process, DES needs to be aware of cumulative impacts relative to electrical systems, stormwater systems, sewer systems, parking, and other infrastructure. DES requires upfront planning to expend the funds wisely.

DES completed the predesign on the Capitol Childcare Center and identified a preferred option as the ProArts Building site. The process is currently at the Legislature with a decision pending as it moves forward.

Another important project is a new grounds maintenance facility. Grounds maintenance personnel have worked from the basement of the Conservatory for many years. The site serves as a meeting space, as well as for equipment storage and materials. During the snow storm, staff repaired critical equipment necessary to clear snow during the storms. The work was critical during the snow storm. With the demolition of the Conservatory, the facility will no longer be available to staff. Some temporary accommodations have been provided to staff in the basement of the Legislative Building. The critical component is the equipment repair shop. A new building is necessary as no other building could accommodate the needs of the program. DES identified the area adjacent to the Governor's Mansion, which is screened by trees. Staff proposes rehabilitating the area and constructing a maintenance facility to support the grounds crew operation.

Another important project is elevator modernization. Within the last biennium, DES initiated a project to assess all campus elevators and prioritize modernization improvements. DES is responsible for approximately 80 elevators in campus building. Most of the elevators are over 30 years old. Within the private sector, elevators are modernized on a 15-year cycle. Some of the campus building elevators are older than 30 years. Because of age and condition, failures are frequent creating entrapments and a number of other issues that are problematic for

DES. The project is of high importance to DES. The report is nearly completed. DES will share the information with OFM and the Legislature.

Chair Habib commented on the importance of providing industry-standard accessibility for all elevators, such as floor announcements, particularly those elevators that serve the public regularly. Assistant Director Frare agreed and noted that to ensure compliance with accessibility and ADA requirements, all new elevators would include those features.

The electrical vehicle charging infrastructure is included in the Governor's Budget at \$5 million to install some charging stations on campus. Additionally, DES included within the Minor Works Program, some funds to support electrical vehicle charging infrastructure. However, because of emergent technology supporting electric vehicles, the Capitol Campus has experienced some uncoordinated activity. Legislative Support Services sponsored a project next to the Pritchard Building to install some charging stations in addition to several charging stations installed by the Department of Transportation in the garage. The NRB is also planning to install some charging stations. The efforts are not coordinated and as infrastructure begins to age, components experience failures, and new technology is employed. It is likely DES would be contacted to replace the infrastructure. Because the charging stations were not installed by DES, repairs to those systems would be the responsibility of the agency owning the charging stations. Subsequently, a comprehensive review of the campus is necessary in conjunction with other agencies to develop policies for usage of the facilities and to provide some clarity surrounding the infrastructure. A body of work is necessary for planning, structure building, and planning from the standpoint of identifying a source and availability of electricity to add charging stations. All those issues need to be considered as part of the appropriation request.

Ms. Burkhart asked whether DES plans to organize an effort to reach out to the agencies. Deputy Director Meyer responded that DES is working with the Governor's Office, which has assigned work groups with agencies represented in the work groups. A major amount of the \$5 million is funding projects. DES continues to meet with work groups to identify needs by agency and how to maximize efficiencies.

#### **Public Comments and Closing Remarks - Informational**

There were no public comments.

Chair Habib reported on the recent adoption of a resolution by the Senate recognizing DES for its efforts and hard work during the recent snow storms. The resolution expressed unanimous agreement that DES performed an amazing job under difficult circumstances. It is also important to recognize that there is broad support and appreciation from the Senate for the work completed by DES. Chair Habib thanked staff and the agency for its work.

Assistant Director Frare commented on the importance to staff of the action by the Senate to recognize their work and efforts. Staff developed a video of the storm response with comments interspersed by several Senators.

Chair Habib reported the next meeting of the SCC is tentatively scheduled for June 20, 2019.

#### **Adjournment**

**With there being no further business, Chair Habib adjourned the meeting at 11:12 a.m.**

## State Capitol Committee

July 11, 2019

### **3- Employment Security Building- Predesign**

Purpose: **Action**

Sponsor(s): Employment Security Department and Enterprise Services

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

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

#### **Description:**

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

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

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

ESD identified key objectives to steer the predesign effort:

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

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

## **Option 1- Mechanical and Building Envelope Upgrades**

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

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

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

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

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

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

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

## **Option 3 – “No-Action” Alternative**

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

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

ESD employees will relocate to an off-site leased facility prior to work being performed by the contractor. This approach (recommended) streamlines the demolition and construction process, minimizes risk to the owner, and shortens the timeline for the total project. The contractor will not need to maintain public access, heat and electrical systems, and the exterior scaffolding and envelope work will only need a single mobilization. This approach will also allow the contractor latitude to disable major building systems without disrupting ESD's operational capacity.

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

**CCDAC Actions/Recommendations:**

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

**Next Steps:**

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

**Requested Action(s):**

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

**List of Attachments:**

Attachment 3A: Presentation of the Employment Security Building-, Predesign, prepared by KMB Architects and dated 5/1/19.

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# ESD Headquarters Building Renovation

May 16, 2019



**DRAFT**  
**KMB**  
architects

## ESD BUILDING RENOVATION

### *Project Stakeholders*

#### Department of Enterprise Services

**Hamed Khalili**, Project Manager

**Ron Major**, Resource Conservation

#### Employment Security Department

**Jairus Rice**, Director of Office Services

**Martin Fryer**, Senior Facilities Planner

**Rob Diess**, Facility Planner

#### KMB architects

**Mark Beardemphl, AIA**, Principal In Charge

**Bill Ecker**, Project Manager

## ESD BUILDING RENOVATION

# Problem Statement

### Employment Security Department

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

## ESD BUILDING RENOVATION

# Recommended/Funded Alternative

---

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

---

### Option #2



**ESD BUILDING RENOVATION**

# Project Goals



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

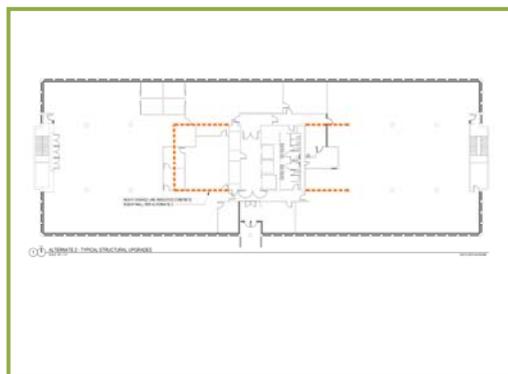
**ESD BUILDING RENOVATION**

# Alternative Development Scenarios Studied



**Option #1**  
TARGETED  
RENOVATION

Preferred Alternative



**Option #2**  
MAJOR RENOVATION  
WITH SEISMIC UPGRADES



**Option #3**  
No Action

## ESD BUILDING RENOVATION Project Cost

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY			
Agency	010		
Project Name	212 Maple Park Lane Renovation		
OSM Project Number			
Cost Estimate Summary			
Acquisition		Acquisition Subtotal Escalated	
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
Consultant Services			
Professional Services	\$0		
A/E Basic Design Services	\$1,414,000		
Extra Services	\$600,000		
Other Services	\$735,438		
Design Services Contingency	\$296,374		
Consultant Services Subtotal	\$3,266,774	Consultant Services Subtotal Escalated	\$3,488,063
Construction			
Construction Contingencies	\$1,816,220	Construction Contingencies Escalated	\$1,904,717
Maximum Allowable Construction Cost (MACC)	\$18,162,279	Maximum Allowable Construction Cost (MACC) Escalated	\$19,047,539
Sales Tax	\$1,778,087	Sales Tax Escalated	\$1,962,633
Construction Subtotal	\$21,756,587	Construction Subtotal Escalated	\$24,014,827
Equipment			
Equipment	\$1,183,828		
Sales Tax	\$129,983		
Non Taxable Items	\$0		
Equipment Subtotal	\$2,313,811	Equipment Subtotal Escalated	\$3,104,804
Artwork			
Artwork Subtotal	\$100,238	Artwork Subtotal Escalated	\$100,238
Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DCS Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$525,000	Project Administration Subtotal Escalated	\$579,495
Other Costs			
Other Costs Subtotal	\$75,000	Other Costs Subtotal Escalated	\$80,310
Project Cost Estimate			
Total Project	\$28,536,488	Total Project Escalated	\$31,367,894
		Rounded Escalated Total	\$31,368,000

### Major Assumptions:

Cost assumes GC/CM delivery

Competitive bid of all trades

ESD to completely vacate building during construction

Does not include cost of contract admin by 3<sup>rd</sup> party project administrator

GC/CM Risk Contingency: 3%

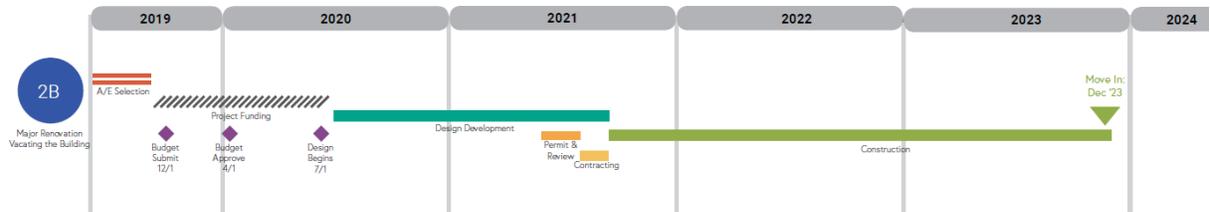
General Conditions: 13%

Contractor OH&P: 5%

## ESD BUILDING RENOVATION

# Project Schedule

212 Maple Park Ave ESD Building Predesign  
Conceptual Schedules for Recommended Option





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## State Capitol Committee

July 11, 2019

### **4- L&I/WSDA Safety & Health Lab and Training Ctr- Predesign**

Purpose: **Action**

Sponsor(s): Labor and Industries; and Enterprise Services

Contact(s): Oliver Wu, DES Project Manager, 360-407-8534, [oliver.wu@des.wa.gov](mailto:oliver.wu@des.wa.gov)

Dr. Reuben Amamilo, L&I Capital Project Director,  
360-902-3515, [reuben.amamilo@lni.wa.gov](mailto:reuben.amamilo@lni.wa.gov)

Steve Reinmuth, L&I Assistant Director, Administrative Services Division,  
360-902-4939, [steve.reinmuth@lni.wa.gov](mailto:steve.reinmuth@lni.wa.gov)

Presenter(s): Oliver Wu, DES Project Manager  
Dr. Reuben Amamilo, L&I Capital Project Director  
KMB Architects

#### **Description:**

The Washington State Department of Labor and Industries (L&I) Division of Occupational Safety and Health (DOSH) and Washington State Department of Agriculture (WSDA) operate from existing leased facilities that lack the space and infrastructure needed to support laboratory work with reliable results, which are essential to protecting the safety of our workers and food supply. For L&I, the lack of adequate lab and training facilities can lead to unnecessary and unintended worker injuries, illnesses and deaths. For WSDA, functionality in the existing lab spaces threaten the agency's ability to respond to animal disease outbreaks, pest infestations, industry labor disputes, and natural disasters.

In 2018, the consultant team and steering committee comprised of representatives from both agencies with guidance from DES and OFM, began the predesign process. The group considered six distinct options, and the advantages and disadvantages for each alternative were thoroughly explored, including those of taking "no action." Space programming necessitated evaluating the spaces and existing programs to be included in the new facility and incorporating the programs which are underserved by the current leased facilities. The analysis identified efficient shared use space for office, core building functions and conferencing. Upon conclusion of this study, the group identified Option 2 as the preferred alternative, which meets 100 percent of the space needs (53,154 SF) for both agencies, and includes a DOSH-focused training center. This option provides a cost-effective and high-performing co-location facility that provides adequate, energy efficient laboratory, training and support space to protect the safety of Washington's workers and food supply.

Additional efficiency is achieved by the preferred facility location – the Edna Goodrich site at 7345 Linderson Way SW in Tumwater. Three sites were evaluated by the steering committee and the consultant team. The civil engineering site analyses were prepared in accordance with

the requirements of the OFM 2019-21 Predesign Manual to evaluate potential building sites. The preferred site is state owned and exempt from latecomer fees. Although the site presents potential challenges, such as stormwater treatment and detention due to high groundwater, advantages include proximity to I-5 for access and deliveries. Most notably, the site is adjacent to the existing L&I Headquarters, which allows data/network/voice transmission to connect directly to L&I's network and serve as extension of the HQ office building. Staff collaboration will be enhanced between the new Safety & Health Lab, Training Center and L&I Headquarters, which is located within walking distance and serviced by public transportation.

Related sections of the L&I/WSDA Safety & Health Lab and Training Center Predesign Report, dated October 11, 2018, are attached to this summary and listed in the List of Attachments, below.

### **CCDAC Actions/Recommendations:**

During a meeting held on May 16, 2019, CCDAC recommended the State Capitol Committee approve the L&I/WSDA Safety & Health Lab and Training Center Predesign Report, prepared by KMB Architects and dated October 11, 2018 outlining the preferred development alternative.

### **Next Steps:**

The next steps are as follows:

- The predesign study will be submitted to OFM for review and approval.
- In July/August 2019, DES and L&I will begin the selection of an architectural and engineering consultant (A/E) and General Contractor/Construction Manager (GC/CM).
- Following selection, DES will enter into negotiations with the most-qualified teams about an appropriate scope, schedule and budget.
- DES will enter into agreements once appropriations are approved and project funding is available.

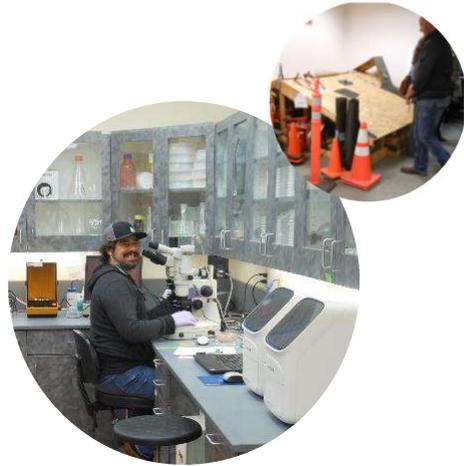
### **Requested Action:**

Move to approve the findings and recommendations as outlined in the L&I/WSDA Safety & Health Lab and Training Center Predesign Report, prepared by KMB Architects and dated October 11, 2018

### **List of Attachments:**

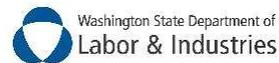
Attachment 4A: L&I/WSDA Safety & Health Lab and Training Center – Predesign (excerpts), as prepared by KMB Architects and dated October 11, 2018.

Attachment 4B: L&I/WSDA Safety & Health Lab and Training Center – Predesign Presentation, as prepared by KMB Architects and dated October 11, 2018.



## L&I / WSDA Safety & Health Lab and Training Center

May 16, 2019



Washington State Department of  
Labor & Industries



### L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

## Project Stakeholders

#### Department of Enterprise Services

**Bill Frare**, Asst. Director, Facility Professional Services

**Kevin Dragon**, Program Manager/Acting Campus Architect

#### Labor and Industries

**Randi Warick**, Deputy Director

**Steve Reinmuth**, Asst. Director, Admin Services

**Reuben Amamilo**, Client Agency Owners Representative, Capital Projects Director

#### Department of Agriculture

**Patrick Capper**, Deputy Director

**Steve Fuller**, Asst. Director, Food Safety

#### KMB architects

**Mark Beardemphl**, AIA, Partner

**Bill Valdez**, PE, Partner

## L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

# Problem Statement

### Labor and Industries (Department of Safety & Health)

- First responder to prevent unintended worker injuries, illnesses and death
  - Training Center – Inadequate/non-existent
  - SHARP/Ergo Labs – Inadequate/deficient
  - DOSH - condition deficient, undersized leased facility

### WSDA

- First Responder to limit disease outbreak, pest infestation and protect Washington food supply
  - Poor functionality of lab spaces
  - Deficient, undersized leased space in multiple locations

## L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

# Recommended/Funded Alternative

A new shared facility for DOSH/WSDA which meets 100% of program needs that includes a DOSH-focused training center.

**Option #2**  
53,154SF



L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

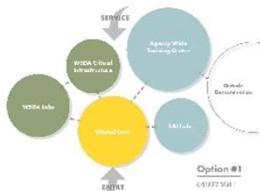
# Project Goals



- Create a co-located, shared use efficient space including offices, conference spaces and core building functions
- Facility compliant with Governors *Executive Order 18-01* for “Net Zero Ready”
- High efficiency LEED Silver Certification in accordance with *Executive Order 05-01*
- Modern, accessible workplace in accordance with *Executive Order 16-07 - Building A Modern Work Environment*
- Adequate facilities which meet agency mission, goals and RCW obligations
- Modern laboratories for reliable, expeditious results to better serve stakeholders
- Increase in availability of critical training programs for workplace safety

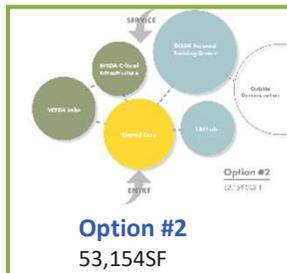
L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

# Alternative Development Scenarios Studied

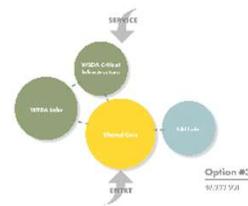


**Option #1**  
64,000SF

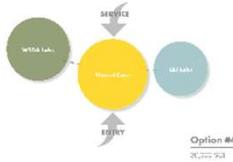
Preferred Alternative



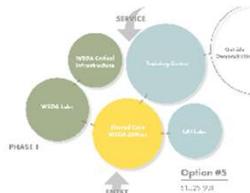
**Option #2**  
53,154SF



**Option #3**  
48,000SF



**Option #4**  
30,000SF



**Option #5**  
51,325SF

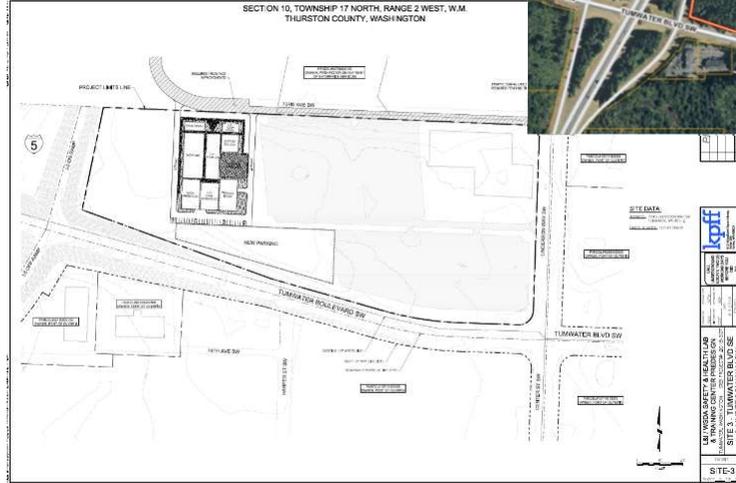
**Option #6**  
No Action

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

# Recommended Site

## Site #3 7345 Linderson Way SW, Tumwater

- Close proximity to L&I Headquarters
- Close proximity to I-5 for access and deliveries
- No latecomer fees
- Nearby surface parking can be used for overflow parking



L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

# Project Cost

State of Washington AGENCY / INSTITUTION PROJECT COST SUMMARY			
Agency		L&I / WSDA	
Project Name		Safety & Health Lab and Training Center	
OSHA Project Number		2019-009	
Cost Estimate Summary			
Acquisition		Acquisition Subtotal Encumbered	
Acquisition Subtotal	\$1,242,500	Acquisition Subtotal Encumbered	\$1,242,500
Construction Services			
Pre-design Services		GC	
A/E Basic Design Services	\$2,733,344		
Permit Services	\$2,733,000		
Other Services	\$334,749		
Design Services Contingency	\$148,261		
Consultant Services Subtotal	\$5,949,314	Consultant Services Subtotal Encumbered	\$5,931,761
Construction			
GC/CM Risk Contingency	\$217,827		
GC/CM at-Risk Costs	\$1,179,833		
Construction Contingencies	\$1,519,711	Construction Contingencies Encumbered	\$1,662,644
Maximum Allowable Construction Cost (MAACC)	\$30,894,328	Maximum Allowable Construction Cost (MAACC) Encumbered	\$30,149,378
State Tax	\$3,887,396	State Tax Encumbered	\$3,887,396
Construction Subtotal	\$41,797,495	Construction Subtotal Encumbered	\$44,902,488
Equipment			
Equipment	\$1,051,000		
State Tax	\$114,400		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,165,400	Equipment Subtotal Encumbered	\$1,610,972
Network			
Network Subtotal	\$165,507	Network Subtotal Encumbered	\$165,507
Agency Support Administration			
Agency Project Administration Subtotal	\$0		
DCI Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Encumbered	\$0
Other Costs			
Other Costs Subtotal	\$792,706	Other Costs Subtotal Encumbered	\$112,133
Project Cost Estimate			
Total Project	\$49,846,177	Total Project Encumbered	\$59,209,110
		Rounded Encumbered Total	\$59,209,000

## Major Assumptions:

Cost assumes GC/CM delivery

Competitive bid of all trades

Site work specific to preferred site

Does not include cost of contract admin by 3<sup>rd</sup> party project administrator

Site acquisition costs not included

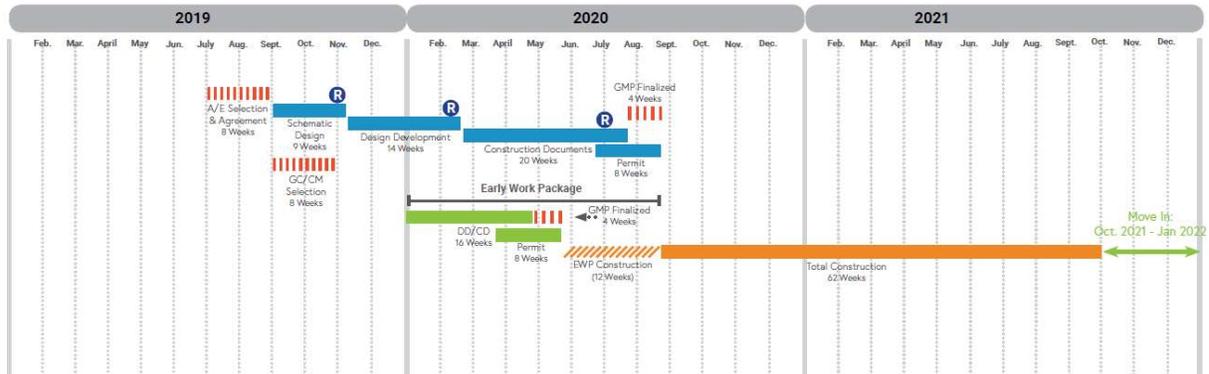
GC/CM Risk Contingency: 3%

General Conditions: 13%

Contractor OH&P: 5%

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

# Project Schedule





## State Capitol Committee

July 11, 2019

### **5- East Plaza Water Infiltration & Repairs – Phase 5B Project**

Purpose: **Informational**

Sponsor(s): Employment Securities Department and Enterprise Services

Contact(s): Jeff Gonzalez, DES Project Manager, 360-407-7942, [jeff.gonzalez@des.wa.gov](mailto:jeff.gonzalez@des.wa.gov)

Presenter(s): Jeff Gonzalez, DES Project Manager  
Cornerstone Architectural Group

#### **Description:**

The East Plaza Water Infiltration & Repairs (Phase 5B) project is part of a multi-phased, multi-biennial project to address failures in the existing waterproof membrane of the East Campus Plaza Garage. Rain and stormwater penetrates the roof structure of the garage, and causes damage to existing concrete structure, electrical systems, and compromises the garage's overall structural integrity.

Enterprise Services (formerly General Administration or GA) first began planned repairs to the East Capitol Campus Plaza and Garage in 1996. Enterprise Services hired the landscape architecture firm of EDAW, Inc., which included a multiple disciplinary team of technical consultants to assist in the planning, programming, and schematic design to reduce water infiltration by repairing the membrane and address other critical repairs.

Understanding the effort would be intrusive on the landscape, a design process was used which included a series of charrettes/workshops. These charrettes/workshops were attended by representatives from various state agencies, legislative staff, Department of Veterans' Affairs, the Capitol Campus Design Advisory Committee (CCDAC), the Capitol Campus Accessibility Advisory Committee (CCAAC), state employees, the City of Olympia, and interested public.

In 1997, the East Capitol Campus Plaza- Plaza Program & Schematic Design was prepared by EDAW, Inc. and finalized with concurrence from CCDAC. The State Capitol Committee ultimately approved the East Plaza Sub-Campus Plan.

Constructions documents were developed. Phase 4 was completed during the 2005-07 biennium. This phase of work addressed seismic improvements in the Plaza Garage and replaced the roof membrane and landscaping over the north half of the garage and around the Transportation Building.

In January of 2006, EDAW prepared Construction Documents to the State of Washington for the construction of the East Campus Plaza – Phase 5. These plans were intended for bidding and construction of Phase 5.

Due to budgetary constraints, the state decided to put bidding on construction of the East Campus Plaza - Phase 5 on hold for financial reasons.

It was determined that the costs of Phase 5 project in its entirety were too large to fund as a single project. The project would need to be scaled down or phased to address fiscal concerns. In 2008, EDAW prepared a memo which delineated six sub-phases (5A thru 5F) in an attempt to secure funding from the State Legislature. The intent of these smaller sub-phases of work was to reduce budget demands and address the then fiscal constraints.

No further work was funded or performed between 2008 and 2014. In 2014, Enterprise Services requested funding for Phase 5A. This sub-phase of work was funded and included repairs to stair towers #1 and #8. This work was successfully completed in during the 2015-17 biennium. Enterprise Services submitted a funding request for Phase 5B (this project) as part of the 2017-19 Capital Budget. This subproject received capital funding, of which approximately \$5M (or approximately 50%) was to be funded via a Certificate of Participation (CoP).

In July 2019, Enterprise Services selected Cornerstone Architectural Group to begin preparation of the construction plans and specifications for the Phase 5B project. The Phase 5B design is based primarily on the concepts and information indicated on the EDAW's 2006 East Campus Plaza - Phase 5 Construction Documents. Minor modifications were necessary to delineate the work of Phase 5B and provide for transition to the adjacent, existing landscape features, which re-design will be part of subsequent future phases of work (5C thru 5F).

The current project is bounded by ESD Building to the south, Transportation Building to the east and the historic Halprin Fountain to the west, and the walkway in front of the Korean War Memorial to the north. Within this project area, the existing landscaping will be removed, fill materials will be removed, the waterproof membrane will be removed and replaced, and electrical improvements within the garage will be repaired.

Landscaping will be restored based on an overall landscaping plan prepared by EDAW and made part of the 1997 East Capitol Campus Plaza- Plaza Program Schematic Design. EDAW's overall landscape plan aimed to develop a landscape over the East Plaza Garage which is draws on design elements and maintains consistent principles throughout the East Capitol Campus.

Enterprise Services will use alternative project delivery method of General Contractor/ Construction Manager (GC/CM). The GC/CM method was determined to be the most appropriate form of project delivery in order to satisfy project goals, and most importantly, to meet schedule and funding constraints associated with the Certificate of Participation (CoP) as determined by the Washington State Treasurer office.

In January 2019, the Department of Enterprise Services entered into a GC/CM construction contract with Washington Patriot. Washington Patriot began work on May 1<sup>st</sup>, and the work will continue to late 2019 or early 2020.

The future phases of planned work on the East Plaza Water Infiltration & Elevator Repairs (Phases 5C thru 5F) will be subject to future biennial funding requests. Enterprise Services anticipates the work to continue as a multi-phased approach to address fiscal constraints.

**CCDAC Actions/Recommendations:**

The project team provided a project status on May 16, 2019 at CCDAC's regularly scheduled meeting. This informative agenda item required no specific action was taken by CCDAC.

**Next Steps:**

Construction began on May 1, and will continue to late 2019 or early 2020.

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

**Requested Action:**

This is an informational item. No action is required by SCC at this time.

**List of Attachments:**

Attachment 5A: East Plaza Water Infiltration & Repairs – Phase 5B Presentation, prepared by Enterprise Services and dated May 16, 2019.

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# East Plaza Water Infiltration & Repairs (Phase 5B)

May 16, 2019



## Project Team

- |  |                                 |
|--|---------------------------------|
| • <b>Jeff Gonzalez, Project Manager</b>  | <b>Enterprise Services</b>      |
| • Jennifer Reynolds, Communications Mgr. | Enterprise Services             |
| • Shelley Sadie-Hill, Property Manager   | Enterprise Services             |
| • Mark Fromme, Site Representative       | Enterprise Services             |
| • Pete Andersen, Architect               | Cornerstone Architecture Group  |
| • Neil Shaw, Project Manager             | Washington Patriot Construction |
| • Rory Godinez, Superintendent           | Washington Patriot Construction |

Visit our website: <http://bit.ly/CampusEastPlaza>



## PROJECT NARRATIVE

### *Project Introduction*

- Due to failures in the existing waterproof membrane, water penetrates into the Plaza Garage, compromising its structural integrity.
- East Plaza forms the open space bordered by the Department of Transportation (DOT) building on the east and Employment Security Department (ESD) Building on the south.
- Construction will occur from May 2019 through December 2019.



Visit our website: <http://bit.ly/CampusEastPlaza>



## PROJECT NARRATIVE

### *Project History*

- Repairs began in 1996 with a phased approach.
- In 2005 – 2007, seismic improvements and roof replacements were completed in the north half of East Plaza (Phase 4).



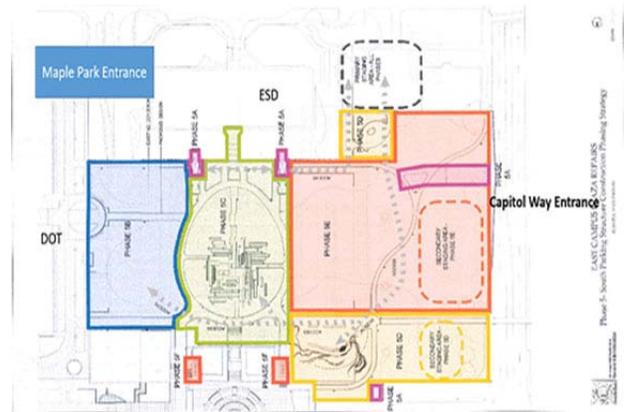
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## PROJECT NARRATIVE

### *Project History Continued*

- This is the current phase of a multi-phased plan developed in 2006 to implement a master plan approved by the State Capitol Committee in 1997.
- No further work was funded or performed between 2008 and 2014.
- Due to funding constraints, Phase 5 was broken into 6 sub-phases (A – F).



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## PROJECT NARRATIVE

### *Project History Continued*

- Stair Towers #1 & #8, was completed in the 2015 – 2017 biennium (Phase 5A).
- Current project (Phase 5B) funded in the 2017 – 2019 biennium.
- Remainder of parking garage will be completed with future funding requests.



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### EAST PLAZA GARAGE WATER INFILTRATION & ELEVATOR REPAIRS - PHASE 5B

Maple Park Annex Lot Vehicle Circulation Plan - 4/15/2019

**LEGEND**

- Project Laydown Area: No Public Access (5) Stall will become part of the project laydown area
- (7) Reserved Stalls
- (2) ADA Stalls
- (2) Service Stall
- (6) Stalls will be removed and not used during construction to allow circulation for trucks and public vehicles
- Temporary Conex Location
- Assigned Vehicle Pathways
- Construction Pathways

Scope of Work/Hours: 7:00am - 4:30pm  
Removal of existing site work landscape down to the waterproofing membrane and re-installation of new site work/landscape.

Please Note: This is for Maple Park Annex Lot Assigned Parking only.

Construction will generate noise and vibration. Vibration will not cause impact to structural integrity of existing structures.

Smoking shelter location to be determined by DES.

WASHINGTON PATRIOT CONSTRUCTION

## DESIGN

### *East Plaza FAQs*

- Plaza Garage is a reinforced concrete structure approximately 49 years old with underground parking.
- East Plaza is 40,000 SF of outdoor space
- Forms the “roof” of the garage with trees, shrubs, gardens, ramps, pathways, concrete walls and “sit” stairs.

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## DESIGN

### *Project Scope*

- Removal of all trees, shrubs, grass, pavers, soil and planter walls down to concrete deck “roof.”
- Provide new waterproofing membrane, drainage layer and drains.
- Install new walls with capstones, soil, trees, shrubs, grass, irrigation, walkways and light fixtures.



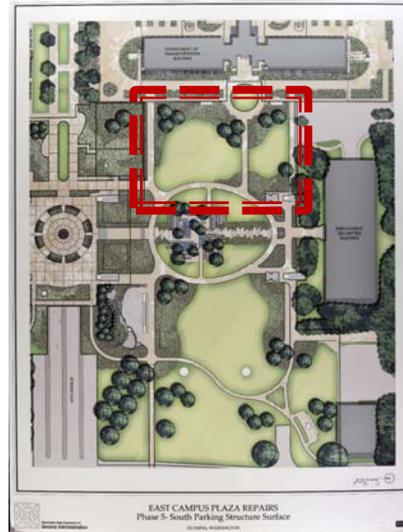
Visit our website: <http://bit.ly/CampusEastPlaza>



## DESIGN

Design charrettes/workshops (1997) included:

- Legislative staff;
- Enterprise Services and other state agencies;
- Department of Veterans' Affairs;
- Capitol Campus Design Advisory Committee (CCDAC);
- Capitol Campus Accessibility Advisory Committee (CCAAC);
- State Employees;
- City of Olympia; and
- Interested Public.



East Capitol Campus Plaza - Plaza Program & Schematic Design prepared by EDAW, Inc. (1997)



Visit our website: <http://bit.ly/CampusEastPlaza>



## DESIGN

### *Project Scope Continued*

- Crack repair of all garage ceiling areas as needed.
- Additional electric work includes electrical panels in the garage.

Visit our website: <http://bit.ly/CampusEastPlaza>



## CONSTRUCTION

### *Parking*

- Ability to access parking will be affected
- ESD & DOT employees encouraged to use level A of garage to access East Plaza.
- Parking garage entrance road not ADA accessible.
- For reasonable accommodation requests, contact Human Resources representative.



Visit our website: <http://bit.ly/CampusEastPlaza>



# CONSTRUCTION

## Staging

- Portion of Maple Park Annex Lot will be occupied as staging area.
- 7 reserved stalls and 2 ADA stalls will remain for ESD employee's.
- Area near garage entrance will be occupied as staging area.
- Existing smoking shelter and Conex will be relocated.



Visit our website: <http://bit.ly/CampusEastPlaza>



### EAST PLAZA GARAGE WATER INFILTRATION & ELEVATOR REPAIRS - PHASE 5B Garage Entrance Laydown Area - 4/15/2019



#### LEGEND

 WA Patriot Laydown Area

**Please Note:**  
All existing plants to be removed and replaced in kind in highlighted area.



# CONSTRUCTION

## Noise Mitigation

- Construction will generate noise and vibration. No impact to structural integrity of existing structures
- Construction noise from 7:00am – 6:00pm and monitored by WA Patriot.
- Ear protection available at ID stations surrounding project site.



Visit our website: <http://bit.ly/CampusEastPlaza>



# CONSTRUCTION

## Safety

- WA Patriot will provide spotters during equipment moves and concrete pours.
- Entire project site will be fenced with safety screens.
- Signage and detour maps provided for pedestrians use



Visit our website: <http://bit.ly/CampusEastPlaza>





## State Capitol Committee

July 11, 2019

### **6- Eastern Washington Butte (Heritage Park)**

Purpose: **Informational**

Sponsor(s): Department of Enterprise Services

Contact(s): Hamed Khalili, DES Sr. Project Mgr, 360-407-7979; [hamed.khalili@des.wa.gov](mailto:hamed.khalili@des.wa.gov)  
Michael Van Gelder, DES Property Manager, 360-407-9306,  
[michael.vangelder@des.wa.gov](mailto:michael.vangelder@des.wa.gov)

Presenter(s): Hamed Khalili, DES Senior Project Manager  
Michael Van Gelder, DES Property Manager  
KMB Architects

#### **Description:**

In 2017-19, Enterprise Services received capital funding to prepare conceptual-level plans for the Eastern Washington Butte, which is integral to the site planning and landscaping concepts associated with the state's Heritage Park.

Heritage Park surrounds Capital Lake and is part of the State Capitol Campus. The park's origin began during the planning of the Capitol Campus developed by Wilder and White in 1911, and was further developed by the Olmsted Brothers Landscape Architects in 1912.

In 2004, Enterprise Services prepared a master plan for Heritage Park. As part of this master planning efforts, the following design elements were included:

- Arc of Statehood (symbolically linking Washingtonians to their cultural history)
- Historic Wilder and White Axis (linking the Capitol Dome to Budd Inlet)
- Open Space (for public gatherings and events)

The Arc of Statehood is located on the north-easterly edge of the lake. The arc was envisioned to represent general landscape and cultural elements of western and eastern Washington. The arc begins with the "Western Washington Inlet" representing the western part of the state and is complete. A path runs along the lakeshore.

It was envisioned an element recognizing eastern Washington at the western terminus of the arc, called Eastern Washington Butte. The Eastern Washington Butte remains as one of the Park's final elements to be fully constructed, and will be located on the north side of the park, adjacent to and east of the Capitol Lake Dam.

Enterprise Services retained KMB architects to develop conceptual design plans and costs estimates for the completion of Heritage Park's Eastern Washington Butte. This design effort was conducted in cooperation with the North Heritage Park Development Association and other community groups.

**CCDAC Actions/Recommendations:**

The project team provided a project status on May 16, 2019 at CCDAC's regularly scheduled meeting. This informative agenda item required no specific action was taken by CCDAC.

**Next Steps:**

Enterprise Services is gathering information for the many stakeholders involved and finishing the design efforts. Today's briefing is intended for SCC members to provide input on the conceptual design plans developed thus far and become familiar with the concepts being presented.

Based on nature of stakeholder input received, Enterprise Services will return to CCDAC at a future regularly scheduled meeting. During this meeting, Enterprise Services will review the final conceptual design plans and seek the committee's recommendation for action by the State Capitol Committee (SCC).

Following approval by SCC, Enterprise Services anticipates submitting a capital budget request for the final design and construction of the Eastern Washington Butte in the 2021-23 biennium.

**Requested Action:**

No action is required by SCC at this time. Enterprise Services welcomes feedback by the committee on the architectural, aesthetic, functional, and environmental excellence in relation to the landscaping design of Heritage Park.

**List of Attachments:**

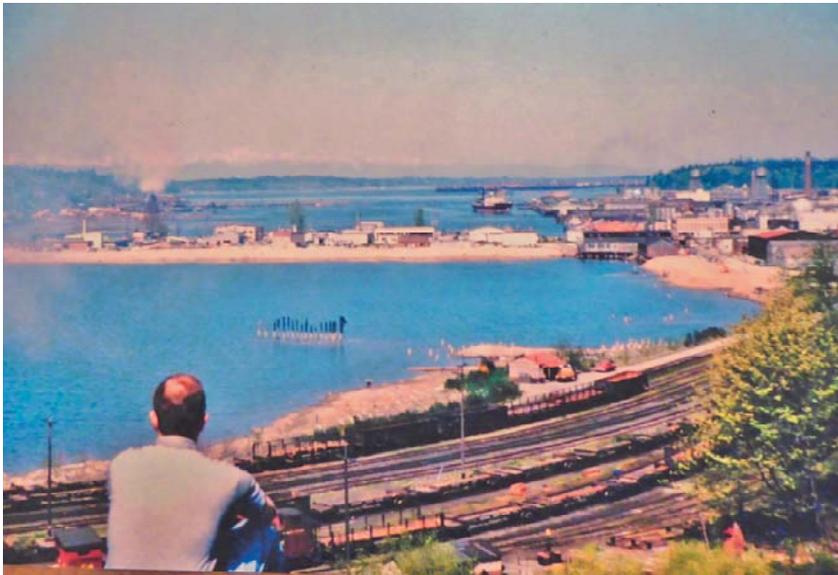
Attachment 6A: Eastern Washington Butte, Heritage Park-Capitol Lake – Conceptual Preliminary Design, as prepared by KMB Architects and dated January 17, 2019.

# EASTERN WASHINGTON BUTTE



Heritage Park - Capitol Lake

100% conceptual preliminary design submittal - 1/17/2019



## Capitol Lake - Heritage Park

The first master plan for Heritage park was made in 1911. Planning for park development began in 1986. State funding for the park was authorized in 1991.

This photo was taken in 1954 overlooking the old rail yards.





## Arc of Statehood - Eastern Washington Butte

Olympia's Heritage Park located along the eastern edge of Capitol Lake is meant to represent Washington's diverse heritage and culture. The Park features a walking path along The Lake's edge called the 'Arc of Statehood.' The path is punctuated by two prominent viewing points at each end. These points are meant to represent Eastern and Western Washington's ecological and geological conditions.

The 'Western Washington Inlet' is "a natural waterfowl habitat representative of much of Western Washington's coastal and riverine ecosystems." The Eastern Washington Butte is "Still under development, this small hill of earth with its winding footpath will be landscaped as a rocky bluff representative of Eastern Washington's arid environment"

Heritage Park - Capitol Lake

Eastern Washington Butte



view from east, on 'Arc of Statehood' path  
Sandstone blocks on the seawall represent the 39 Counties of Washington



view from east, on sidewalk

Heritage Park - Capitol Lake

Eastern Washington Butte





view from north-east, across street

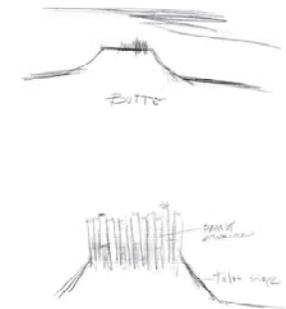
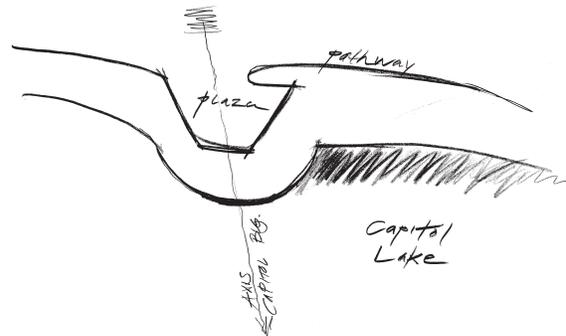


view from west



## History of Heritage Park

Heritage Park is located on the northern edge of Capitol Lake in Olympia, Washington, as part of the State's Capitol Campus. The park's origin was the Capitol Campus Plan developed by Wilder and White in 1911, and further developed by the Olmsted Brother's Landscape Architects in 1912. The design intention was to commemorate the natural and cultural history of our beautiful state in its capital city. The Master Plan adopted in 1994 set in motion the park we see today, incorporating an axis linking the Capitol Dome to Budd Inlet. Eastern Washington Butte was originally planned as part of the Heritage Park Master Plan, but it was never conceptualized or completed.

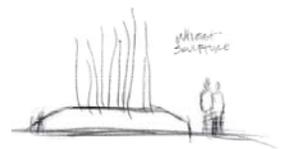


## "Eastern Washington Butte" Design Concept

The Butte was intended to include elements reflective of Eastern Washington at the western terminus of the "Arc of Statehood"; linking Washingtonians to their culture and history while providing open, outdoor space for public gatherings and community events.

KMB Architects was retained by the Washington State Department of Enterprise Services (DES). Under on-call architecture agreement, number 2017-801, KMB would provide concept design and development, and cost estimation for The Butte's completion. This design provides continuity and realization of the intent of this park space; to provide unity between Eastern and Western Washington.

We thoughtfully contemplated the conditions and landscape of Eastern Washington; bringing them into a space that offers the public a place to retreat, and invites intimate connection of art and nature at the water's edge. Three elements chosen to represent our Eastern Washington topography are Wheat, Basalt, and Apple Trees. On an elevated plaza, a wheat sculpture represents the agriculture and gentle, rolling hills of the Palouse, a Columnar Basalt Butte, the rugged terrain of the Cataract Valley, and Apple Trees as a historically recognizable symbol to the fruit of Washington.

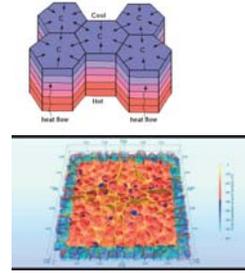




## Basalt Columns

The Eastern Washington Landscape is gorged out by the Cataract Valley which was a result from the Ice Age Missoula Floods. The 60 MPH and 800' high water surge quickly ripped away sections and exposed a form of very characteristic patterns creating a pillarad formation.

These formations are the result of ancient volcanic activity 10 million years ago. The cooling of basaltic lava forms hexagonal fractures along its surface which contract as the lava cools. The surface is evenly heated horizontally, and thus creates even fractures with the shortest total linear distance of crack, forming a voronoi pattern of hexagonal cells. These short straight fractures are propagated into cooling lava below to form bundled vertical columns of stone when totally cooled.



## Plateaus

When the basaltic rocks of the region break away, they do so in layered or tiered formations corresponding to different cooling periods of different volcanic events. The tiers are topped off with characteristic plateaus connecting to the rest of the flat landscape.





## Palouse

Palouse is a region in south eastern Washington distinguished by gentle rolling hills covered with wheat fields and some vineyards near Walla Walla. Palouse's have been formed over thousands of years from wind blown dust and silt. These are called "Loess".



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Heritage Park - Capitol Lake

Eastern Washington Butte



## Windmills

The plains of Eastern Washington provide ideal conditions for harvesting wind energy. As major components of the horizon, the silhouettes of hundreds of massive windmills can be seen for miles away across the flat landscape.

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Heritage Park - Capitol Lake

Eastern Washington Butte





## Wheat

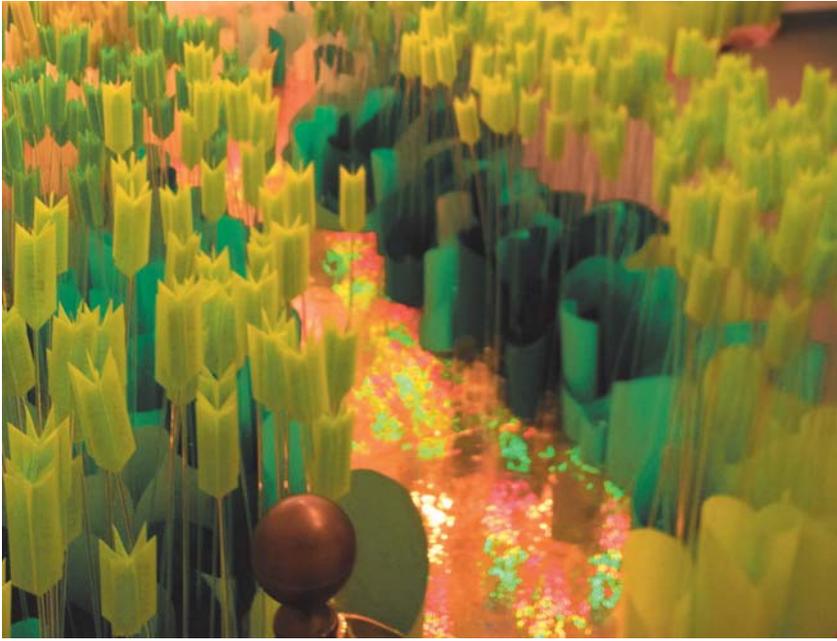
Eastern Washington has some of the best wheat quality grown in the world due to its average rainfall of around 20 inches a year. Most of wheat grown in Eastern Washington is called winter wheat which is planted in the fall. In 2017 2.14 million acres of wheat was harvested with the total wheat production being 142.5 million bushels.



## Artistic Interpretation of Wheat in Glass

This installation is one in a series by Seattle based glass artist Jean Pierre Canlis. The piece is comprised of stalks of hand pulled glass, with lampworked detail.

The use of repetitive, translucent elements with light produces an array of possibilities for finished forms in terms of quantity, density, placement and scale.



## Artistic Interpretation of Wheat with paper

This installation by an unknown artist depicts the wheat in a simplified abstract form. The 'wheat' elements are built from arrayed parallelograms around a stalk. The stalks are thin and delicate in contrast to the wide and heavy tips. The wide tips act like sails that face in all directions. The flexible material of the stalks allows them to sway in various directions to create kinetic motion through the piece. The subtle motion establishes life within the work to further evoke of the concept of 'wheat'.

Heritage Park - Capitol Lake

Eastern Washington Butte



## Emerald City

This installation by Haddad Dragan at Seatac airport also makes reference to Washington's geological and ecological conditions. The scattered cages, planted with climbing vines are meant to create a portal to the city and represent a towering ecotopia.

Heritage Park - Capitol Lake

Eastern Washington Butte





## Espaliered Trees

Espalier is the horticultural and ancient agricultural practice of controlling woody plant growth for the production of fruit, by pruning and tying branches to a frame. Plants are frequently shaped in formal patterns, flat against a structure such as a wall, fence, or trellis, and also plants which have been shaped in this way.



## Conceptual Site Plan - A



Conceptual Site Plan - B



View looking at Budd Inlet



View Looking at Capitol Axis



Night View of Capitol Axis



Columnar Basalt & Talus Looking West



Espaliered Apple Trees, Wheat Sculpture & Windmills Looking East



Sculpture & Time Capsule Plaza



**Eastern Washington Butte**  
 Conceptual Design - Class 4 Estimate of Probable Costs

1/17/2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	Subtotal COST	Contractor Soft Costs & Profit @ 20%
<b>S U M M A R Y</b>						
	Total					
	Site Preparation	\$240,000.00	1	LS	\$200,000.00	\$40,000.00
	Crushed Surfacing Basalt	\$277,920.00	5790	SF	\$40.00	\$231,600.00
	Columnar Basalt	\$1,130,400.00	3140	SF	\$300.00	\$942,000.00
	Talus Slope	\$405,600.00	2600	SF	\$130.00	\$338,000.00
	Wheat Glass Sculpture	\$230,400.00	600	SF	\$320.00	\$192,000.00
	Windmills	\$168,000.00	4	LS	\$35,000.00	\$140,000.00
	Espaliered Trees and Structure	\$132,000.00	1	LS	\$110,000.00	\$110,000.00
	Meadow Grass/Landscape	\$156,060.00	8670	SF	\$15.00	\$130,050.00
	Specialty Lighting	\$180,000.00	1	LS	\$150,000.00	\$30,000.00
	Site Restoration	\$72,000.00	1	LS	\$60,000.00	\$12,000.00
	<b>Subtotal</b>	<b>\$2,992,380.00</b>				
	<b>TOTAL ESTIMATED BASE CONSTRUCTION COST W/ ALTERNATES</b>				<b>\$2,992,380</b>	
	Taxes @ 8.9%					\$266,322
	<b>Subtotal</b>					<b>\$3,258,702</b>
	A/E @ 18%					\$586,566
	<b>Subtotal</b>					<b>\$4,111,590</b>
	Contingency @ 15%					\$616,738
	<b>Project Development Total</b>					<b>\$4,728,328</b>

**PROBABLE BASE CONSTRUCTION COST RANGE**

**NOTES:**

- The estimate assumes that competitive bids will be received for all significant portions of the work and that the project (including most of the listed scope) will be awarded under one construction contract.
- The estimate is reflective of a probable range of bids. Actual bids will vary from the above due to design, estimating and bid market uncertainties.

Preliminary Cost Estimate



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906 Columbia Street SW, Suite 400  
Olympia, WA 98501

KMB architects

