



**STATE CAPITOL COMMITTEE  
Remote Access Meeting  
Olympia, Washington 98504**

**October 15, 2020  
10:00 AM**

**Final Minutes**

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**MEMBERS PARTICIPATING:**

Kim Wyman, Secretary of State  
Katy Taylor (for Hilary Franz, Commissioner of Public Lands)  
Kelly Wicker, Governor's Designee  
Kristina Brown (for Lt. Governor Cyrus Habib)

**OTHERS PARTICIPATING:**

Damien Bernard, Department of Enterprise Services  
Kevin Dragon, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Valerie Gow, Puget Sound Meeting Services  
Majid Jamali, Department of Enterprise Services  
Hamed Khalili, Department of Enterprise Services  
MariJane Kirk, Department of Enterprise Services  
Allison Krutsing, Department of Children, Youth and Families  
Ann Larson, Department of Enterprise Services  
Nouk Leap, Department of Enterprise Services  
Chris Liu, Department of Enterprise Services  
Annette Meyer, Department of Enterprise Services  
Jon Noski, Office of the Insurance Commissioner  
Walter Schacht, Mithun Architects  
Oliver Wu, Department of Enterprise Services  
Ted Yoder, Department of Enterprise Services

**Welcome and Introductions & Approval of Agenda**

Secretary Kim Wyman serving as Chair called the regular State Capitol Committee (SCC) virtual meeting to order at 10:03 a.m.

Members and staff provided self-introduction. A meeting quorum was attained.

Secretary Wyman reviewed the agenda and described the format of the virtual meeting.

**Approval of Meeting Minutes for December 12, 2019 and August 10, 2020 - Action**

*Kelly Wicker moved, seconded by Secretary Wyman, to approve the December 12, 2019 and the August 10, 2020 minutes as published. Motion carried unanimously.*

**SCC Work Group Charter – Informational**

Secretary Wyman introduced Bill Frare, Department of Enterprise Services (DES) Assistant Director of Facilities Professional Services, to review a proposed charter for a work group to review statutes governing the SCC and the Capitol Campus Design Advisory Committee (CCDAC).

Assistant Director Frare reported during the August 10, 2020 special meeting of the SCC, DES was directed to convene a work group to review statutes governing SCC and CCDAC. A draft charter was forwarded earlier to members. The scope of the work group would review statutes, identify statutes for potential amendments, consider a common vision for the campus, review current challenges and needs on the campus, and discuss each committee's oversight and involvement during each phase of a project. It is also important to obtain feedback by each committee on the placement of a number of monuments and memorials proposed for the campus. Staff is soliciting opinions and the level of involvement by the committee on landscaping and potential view sightline changes to protect the historical and cultural characteristics of the campus. Additionally, DES is seeking a better understanding of the direct connection between the activities of the SCC and the Legislature on funding projects, as well as ensuring projects of importance to DES are as important to the Legislature. The committee will be involved in drafting revisions and updates to the RCW and any Washington Administrative Code (WAC) that may need changes to support the recommendations by the SCC.

Assistant Director Frare reviewed the proposed membership of the Work Group. Membership of the Work Group as proposed would include designees from SCC, House, Senate, Governor's Office, Secretary of State Office (SOS), Department of Natural Resources, Lt. Governor's Office, Office of Financial Management (OFM), Department of Archeology and Historic Preservation, Office of the Attorney General (OAG), CCDAC, and two representatives from DES. Staff proposes designating a Work Group facilitator.

A Steering Committee would provide oversight and feedback to the Work Group. Proposed membership of the Steering Committee includes members from the SCC and legislative designees, DES Deputy Director, and a representative from OFM.

Assistant Director Frare reported he met previously with each member to review the proposal. The SCC is requested to approve the proposal or refer the proposal to the next meeting if additional time is required to consider any changes.

Secretary Wyman paused the meeting to enable members, staff, and citizens to participate in the Great Washington Shake Out Drill. She cited information on the Shakeout available at [www.shakeout.org](http://www.shakeout.org) explaining protective actions to take during an earthquake.

Ms. Taylor advised that the designee from the Department of Natural Resources might be another individual.

Ms. Brown asked whether it is possible to change designees throughout the meeting process. Assistant Director Frare advised that for consistency, the designee should be the same individual as conversations will evolve during the meetings. Additionally, some foundational work is necessary at the onset to ensure all members are current on issues prior to rendering any recommendations.

***Kelly Wicker moved, seconded by Katy Taylor, to approve the SCC Statute Review Work Group Charter as presented. Motion carried unanimously.***

**Insurance Commissioner Office Building Predesign – Informational**

Secretary Wyman invited Assistant Director Frare to introduce staff and the project.

Assistant Director Frare reported the 2019 Capital Budget directed DES to prepare a predesign to consolidate the Office of the Insurance Commissioner (OIC) on Capitol Campus and consider three specific locations. The 2020 Supplemental Capitol Budget amended the proviso to include the Department of Children, Youth and Families (DCYF). Representatives from both agencies are present to answer questions from the committee. In accordance with the procedures adopted during the August 10, 2020 special meeting, the presentation is informational only with action requested by the committee at its December meeting to approve the predesign recommendations. The predesign was presented to CCDAC at its September meeting. Following a motion to approve the predesign recommendations, several questions resulted in tabling the motion. DES staff has been working with CCDAC members to answer the questions with the intent to request CCDAC approve the predesign recommendations during its November meeting.

Assistant Director Frare introduced Majid Jamali, DES Project Manager.

Project Manager Jamali reported the initial proviso was to study an office building for the OIC, which was amended by the 2020 Supplemental Capital Budget to add DCYF. The budget proviso required a space needs assessment and cost estimates necessary to house OIC and DCYF on Capitol Campus and evaluate three opportunity sites:

Site 1 – General Administration (GA) Building

Site 6B – Visitor Center

Site 12 – Pro Arts Building

The predesign was directed to consider programmatic spaces requirements for OIC and DCYF, parking impacts of new office space construction, a high-performance, net-zero building having a EUI of 35 or less, and using cross-laminated timber products. The needs assessment identified a program to consolidate office in a new 209,000 gross square foot building on the GA site increasing the space use efficiency by 63%. The total project budget is estimated to be \$251 million, which includes \$75.2 million for an off-site parking facility. Funding would be through a Certificate of Participation (COP) with a 30-year payback.

The proposed project would create a showcase for the state's commitment to the mass timber industry and produce a net-zero ready building approximately 2 times more energy efficient than a typical office building. The proposal supports development of a campus-wide net-zero energy implementation strategy.

Project Manager Jamali introduced Walter Schacht with Mithun Architects to review the program and predesign findings.

Mr. Schacht reviewed details of the analysis for the program. The OIC is currently housed in three sites impacting the efficiency and communication between OIC departments. Consolidating the offices will reduce travel and lease costs. The existing spaces are insufficiently sized to accommodate predicted agency growth over the next 10 years. Existing spaces do not align with the guidelines OFM or 2016 Executive Order 16-07 for high level efficiency and collaboration in a contemporary workplace. New facilities would improve the workflow.

DCYF is currently located in numerous locations. One location would enable the agency to serve its mission much more effectively and provide space needed for growth and align with best practices for a contemporary workplace.

Today, existing space occupied by both agencies is larger than the projected amount of space required for the next 10 years in a new building. The new building is 50,000 square feet less than existing space and would accommodate growth of 179 FTEs in the next 10 years. The proposal represents a 30% reduction in space use based on state guidelines and by the work of the two agencies to share resources. The current number of FTEs today for both agencies total 950 with projected staff of 1,100 FTEs. The proposal reduces square footage from 250,500 to 209,000 gross square feet resulting in the allocation of fewer square feet per employee.

Three sites were analyzed as designated in the State Capital Budget. The determination for selecting Opportunity Site 1 was capacity because it was the only site that could accommodate the program requiring 209,000 gross square feet and meet all other height requirements outlined in the State Capital Master Plan. Parking was part of the study, as well as in-house discussions with DES to evaluate potential parking sites across the campus and properties adjacent to the GA site. The initial study was followed up with additional work in concert with DES that included a traffic analysis by a consultant, which determined a target of 612 to 740 parking stalls based on the assumption that 20% of the workforce would telecommute. All sites were reviewed based on the demand, as well as the proximity to the proposed building site. The team determined the Pro Arts site would be the best solution for providing parking capacity. Additional analysis will be completed if the project moves forward. However, in working with DES, a conservative estimate for parking was identified for the budget.

The preferred alternative site aligns with the south façade of the Helen Sommers Building both in location adjacent to the Great Lawn, as well as to the height on the south side. Similar to the Helen Sommers Building, the proposed building faces the campus the south side with the urban face oriented towards Olympia on the north side. The building plan is located within the existing footprint of the GA Building with a north and south wing and a central connector housing restrooms, stairs, and elevators. The building maximizes daylight, views, natural ventilation, and green space. The proposal incorporates the use of mass timber for the entire structure of the building, maintains setbacks from the adjacent hillside and existing underground utilities, and maximizes on-site parking.

The analysis was compared to the 2017 State Capitol Development Study, which the SCC adopted as part of the State Capitol Master Plan. The study identified the maximum building capacity of the GA Building site as 274,750 square feet. The guidelines of the State Capitol Master Plan identified a seven-story building on the site. The analysis recommends a smaller building to achieve better scale as the study identified the maximum capacity rather than the ideal use of the site. The building's four-story massing of the south wing aligns with cornice line of the Helens Sommers Building and the six-story massing of the north wing relates to downtown Olympia. The average building height is approximately 70 feet to ensure it does not exceed the scale of the O'Brien and Cherberg Buildings.

Mr. Schacht shared an illustration of a three-dimensional aerial illustration reflecting massing of the building and alignment with surrounding buildings and the Great Lawn. Offices are oriented to maximize solar access. The entry level includes a public lobby, café, and shared restrooms and elevators in the middle of the building. Employee work stations are located along the wall on the north and south facades and closed spaces and some offices are located in the middle of the building to maximize daylight access and to improve the ability of the building to reduce its energy use intensity.

The predesign utilizes mass timber or cross laminated timber (CLT). Mr. Schacht cited an image of the Bullitt Center in Seattle, one of the most energy efficient buildings in the world. The building features products from Washington State. The proposed building is envisioned to use and expose materials as part

of the project. The Capital Budget targeted the building with a EUI of less than 35. The building's high-performance exterior envelope and mechanical and electrical systems provide for a net-zero ready facility with a EUI of 18. Having a mass timber building on the campus would be a great way to promote the state's industry and its commitment to wood products with the potential for invigorating the economy of some communities in the state that have struggled for several decades in light decisions surrounding the spotted owl and other species.

An initial layout of parking was completed on the Pro Arts site. The proposed garage provides more parking than the projected capacity requires. The garage would not impact the Dan Evans Tree as Centennial Park located on the north side of the block would be retained as part of the development.

Project Manager Jamali introduced Jon Noski, Legislative Liaison for the OIC, and Allison Krutsing, Deputy Director, Government Affairs, DCYF.

Mr. Noski acknowledged the excellent presentations for accurately describing the project. The project is a high priority for OIC and for Commissioner Kreidler for reasons the presentation highlighted. The project presents an exciting opportunity as the project consolidates existing agency offices in eight separate locations into one building that is centrally located on Capitol Campus. The CLT components of the building is exciting for the OIC, as the building will significantly improve West Campus by replacing a deteriorating vacant GA Building, which the City of Olympia has determined is unfit for occupancy. In addition to showcasing CLT capabilities on the campus, it should be emphasized that the project is an exciting opportunity to promote rural economic revitalization by supporting timber manufacturing technologies that makes the proposal an important investment for the state. The design will improve work productivity and reduce the state's carbon footprint while factoring in the future benefits of bolstered teleworking capabilities. Furthermore, the project's demolition of the GA Building and the construction of a new building create economic stimulus for industries suffering from lack of work because of the COVID-19 slowdown in the state. The project consolidates work spaces and gains efficiencies and will further the Governor's climate initiatives by developing a world class energy efficient building and using CLT technology that will showcase environmentally-friendly technology, support jobs in rural Washington, and contribute to the sustainable forest management of struggling forests throughout the state.

Ms. Krutsing said the proposal aligns with DCYF as DCYF inherited a number of buildings which has created logistical challenges for operations at headquarters for technology access, service limitations, as well as not being in the same space. A fully located headquarters building remains a priority of the agency as the agency wants to bring all operations under one roof. The agency also recognizes today's reality and has learned from the impacts of COVID-19. The agency was able to reduce its footprint by 30%. The agency remains committed to the idea of having one co-located space on Capitol Campus for headquarters that align with the agency's mission while increasing productivity and collaboration across the agency.

Secretary Wyman questioned the difference in lifespan between a wood building versus the Helen Sommers Building. Mr. Schacht replied that there is no discernible difference between the different types of buildings. The building would be constructed to contemporary structural standards. In terms of resistance to events such as earthquakes, the building would perform better as the code was recently updated. The materials for the exterior envelope are projected to be curtain wall and precast concrete. The quality of the exterior materials and resistance to weather would be similar as any other contemporary building on the campus. The building would last indefinitely with an average 40-year lifespan for mechanical and electrical systems. The proposal represents a permanent investment for the campus.

Mr. Noski said he understands that the key factor for the longevity of timber structures is the management of moisture during the design stage. Many occupied buildings of timber construction in Europe are over 700 years old. It points to the importance of design and planning for a building. Commissioner Kreidler has been a life-long public servant for the state. The building will benefit not just current employees but the entire state moving forward as well. It is important to replace the GA Building with a building that structurally matches the integrity of the campus. The agency believes CLT is the appropriate material for the building.

Secretary Wyman shared that she has several questions that do not necessarily need answers at this time, but following the presentation to CCDAC, some of the same questions will be asked surrounding the parking component as capacity of 1,200 employees with 20% teleworking lends to some similar concerns she had with the Sommers Building where parking was addressed at the onset but deferred with the building constructed with a loss of parking spaces and more employees added to the campus without mitigating the parking issue. She stressed the importance of ensuring the parking facility remains at the forefront during design and questioned whether 20% of the employee base realistically represents 900 parking spaces and not 700 parking spaces. Adding 1,200 employees to the campus and not having the ability to move in and out of Olympia without causing an adverse impact on traffic and the ability to park is important. She anticipates the conversations will be similar with CDAC members. She asked why there was no consideration of the building at another location, such as the campus housing state office buildings in Tumwater rather than building to standards required on Capitol Campus. She questioned the stability of the hillside as the building will be of a substantial size. Her concerns surround the integrity of the hillside, water infiltration issues associated with the site, and whether those measures impact the cost of the project if additional shoring of the hillside should be required.

Assistant Director Frare acknowledged the importance of the questions and recommended deferring the answers until after the meeting to afford a more comprehensive conversation.

Ms. Brown asked about the timeline for completion of the predesign. Project Manager Jamali advised that the predesign was completed on August 25. Ms. Brown questioned whether the pandemic was factored as part of the proposal. Project Manager Jamali explained that the predesign was in the final stages when the pandemic occurred. Ms. Brown offered that the pandemic likely would impact the planning as the world of office buildings and workplaces has changed dramatically since the pandemic. She suggested those realities should be factored within the design. Mr. Schacht added that COVID-19 was factored as detailed programming was in progress through virtual meetings in response to COVID-19. Everyone understood the efficacy of the remote workplace as it is one of main reasons why the team was able to achieve efficiencies by reducing space to accommodate more employees. The team analyzed highly efficient contemporary workplace in which a significant component of the workforce would work from home or work in shifts with several days working in the office and the remaining time working remotely.

Mr. Noski affirmed his recollection of the discussions during predesign. OIC recognized and values the need to bolster teleworking capacities while ensuring the building meets energy efficiency requirements of the state and consolidates all offices into an efficient and effective building.

Ms. Wicker said she appreciates Secretary Wyman's concern about ensuring adequate parking space. She understands the occupants of the Helen Sommers Building lack adequate parking space. She asked whether the proposed building's parking facility would be shared for building occupants as opposed to a general purpose parking facility. In terms of the height of the parking facility, she questioned whether the height of the parking garage would have any impact to other state agency buildings.

Assistant Director Frare acknowledged the questions would be addressed as the project proceeds.

**Legislative Campus Modernization (formerly Newhouse Predesign) – Informational**

Secretary Wyman recognized Assistant Director Frare.

Assistant Director Frare reported the 2018 Supplemental Budget directed DES to prepare a predesign to replace the Newhouse Building and consider space needs for the House and Senate and other programs. Based on the Alternatives Analysis within the predesign, the Legislature amended the proviso and renamed the project as the Legislative Campus Modernization project. The proviso directed specific additional instructions on proceeding with predesign. The presentation is the SCC's first briefing with the SCC asked to approve recommendations at its December meeting. The predesign was presented to CCDAC in September as an informational item. It is anticipated the predesign will be completed and submitted to OFM on November 16, 2020 with CCDAC considering the recommendations prior to the SCC considering action in December.

Assistant Director Frare invited Project Manager Jamali and the consultant team to present the proposal.

Project Manager Jamali reported the 2020 Supplemental Budget included the Legislative Campus Modernization project that included the following main elements:

- Replace the Newhouse Building to support Senate offices and support functions with offices sized similar as the offices in the Cherberg Building and consider adding another floor in the new building.
- Replacement or renovation of the Pritchard Building to support House offices and support functions with additional space for legislative support agencies and other spaces required to support the agencies.
- Renovation of the third and fourth floor of the O'Brien Building
- Details on a temporary facility to support the project.
- A high-performance, net-zero ready building having a EUI of 35 or less
- No parking impacts.

Project Manager Jamali invited Mr. Schacht to outline the problem statement and review the proposed project.

Mr. Schacht described the Legislature's goals for the project. The Newhouse Building is a liability to the state and to the individuals who occupy the building. The building needs to be replaced. The existing building is two stories totaling approximately 25,000 square feet of space. In terms of replacement, the question is whether the site is appropriate in terms of relationship to the campus to replace the building with a new two-story building, which is much smaller and different than the historic group of buildings, and whether it would be the most efficient use of state dollars since there are needs that have been identified for other programmatic elements and other legislative support agencies that might benefit from operations located on the campus. In addition to replacing Newhouse, the team was asked to explore whether more square footage would be warranted to increase the efficiency of the building.

Currently, the House struggles with offices that are undersized with legislative staff working in public cramped spaces amid constant noise and congestion. The House is seeking to right size its offices. The team studied the O'Brien Building. In order for House offices to be comparable to Senate offices, it

would entail allocating every three offices in the O'Brien Building and converting them to two offices to achieve a similar size and an appropriate relationship with support teams. To create such a set of legislative offices, the most likely place because of its proximity to House activities is either through an expansion and renovation of the Pritchard Building or entirely replacing the Pritchard Building. Renovation or replacement of the Pritchard Building would impact legislative agencies that should be located centrally on the campus to serve the functions of government. Additionally, replacement of the Newhouse Building will impact the Press Houses. The total square footage of the Press Houses is not reflected in the program total; however, the press must be accommodated to ensure they have the appropriate space as part of the project.

Both the Newhouse and Pritchard Buildings have significant structural liabilities as neither structure meets code and both are located on poor soils that would experience liquefaction during an earthquake. Because of the poor quality of soils, the structures require deep foundations, which both buildings lack. During a seismic event, the brick on the exterior doors of the Newhouse Building could break loose and block egress for occupants trying to leave the building during a seismic event. Stone cladding on the stacks of the Pritchard Building could fall any time posing another safety hazard. Additionally, mechanical and electrical system problems exist in both buildings.

The team explored several alternatives based on the program and condition of the buildings. Mr. Schacht displayed a map of the existing structures with required setbacks from streets or activity to ensure long-term security. The project included other partners, such as DES Security, Grounds and Maintenance, and representatives from the House and Senate. The team identified deficiencies that could be improved by the project. The team worked with City of Olympia staff to review traffic circulation, parking, and the relationship of the project to the South Capitol Neighborhood. Parking capacity was calculated to adhere to the proviso and to follow best practices guidelines to avoid any negative parking impact. Based on the evaluation of the Pritchard Building by geotechnical engineers, an area was identified that should exclude any type of structure given the steep slope and poor soils. If the Pritchard Building was constructed today, it would need to be moved east of the designated hazard area.

Based on expansion opportunities for the project to provide space for necessary functions in the core of the campus, the team evaluated both a three and four-story Newhouse replacement building.

Concurrently, identifying and understanding the challenges of renovating and adding to the Pritchard Building, the team considered those options as well as replacing the building. Option A.1 and Option A.2 both assume identifying a strategy to renovate and add on to the Pritchard Building by including a three-story office building in line of the existing stacks. Option B.1 includes a three-story Newhouse Building and Option B.2 is a four-story Newhouse Building replacement. The difference in all options is the disposition/replacement of the Pritchard Building.

Mr. Schacht reported the team spent time with the structural engineer and geotechnical engineer studying and identifying a strategy that would enable preservation of the Pritchard reading room as the stacks were deemed not worth preserving because they have a floor height that could not be occupied. The stacks are designed for storage of books rather than occupation by individuals. Based on that evaluation and the identification of the hillside hazard designated as the required 100-foot setback from the steep slope, the team hired a specialist in auger cast piles and building reinforcement. Together they developed a strategy for taking the roof off the Pritchard reading room and drilling micropiles under brace frames and adding a new secant pile retaining wall along the edge of the hillside slope. During the evaluation, the team learned that regardless of the amount of money invested in those improvements, the Pritchard reading room could never be upgraded to the point where it would meet current building code, and, during conversations with

the Building Official from the City of Olympia to enable occupation of the reading room if it was improved to a specific level, egress from the office building could not rely on the entrance to the reading road because of the severity of potential collapse. The team determined that despite the strategy for reinforcing the hillside, it would be nearly impossible to place heavy equipment necessary for drilling auger cast piles without collapsing the hillside from the weight of the equipment. Because of practical reasons and the lack of a cost estimate, it was clear that it would be very expensive and the state would be investing intensely with no guarantee of a long term return on investment.

Subsequently and collectively with the team and all partners, the alternative selected is a three-story Pritchard replacement building. The ground floor of the new building is located east of the 100-foot setback.

Assistant Director Frare added that to maximize square footage, the upper floors would be cantilevered over the slope to maintain architectural symmetry with the Legislative, Cherberg, and O'Brien Buildings to preserve the viewscape and to provide programming space needs.

Mr. Schacht said the Executive Team for the project (Legislative Leadership) determined that a four-story Newhouse Building replacement would enable print production and design to be on campus to improve efficiencies during session. It would enable proximity to the campus for other legislative offices and for the code reviser. A significant amount of redevelopment has reconfigured existing parking to maintain parking capacity.

Mr. Schacht reviewed the structures to be demolished and the proposed new structures. The team is considering ways to preserve significant trees and identify all requirements by the City of Olympia. The parking shortfall is approximately 16 to 50 parking spaces, which could be mitigated by working with DES Parking Services and taking advantage of unused capacity in the Plaza Garage. Parking has been maximized for the project and buildings are oriented to maximize north/south orientation and solar exposure. The team recommends vacating Columbia Street and closing Water Street. Closing the streets keeps campus vehicular circulation on the campus as well as securing parking around legislative office buildings, which will improve campus security. The proposal has been reviewed with the City of Olympia with a meeting planned with the South Hill Neighborhood. DES has received feedback from the neighborhood but a formal presentation is pending. The City of Olympia was supportive of options to constrain campus vehicle traffic from adjacent neighborhoods.

Mr. Schacht noted the proposal also contemplates a one-story parking deck to increase parking capacity near the Visitor Center. The site grade enables a one-story deck with a minimal ramp and without the need for an elevator because ADA access can be provided at grade with minimal view access of the structure to the neighborhood.

The City of Olympia has asked DES to consider the possibility of including a roundabout at the intersection of Sid Snyder and Capitol Way South. It's unclear whether a roundabout would be an effective traffic measure. However, DES is working with the consultant team to complete a traffic study to evaluate the roundabout option, as well as other traffic impacts related to the proposal. Landscape buffers are included in the proposal to buffer the residential neighborhood.

Mr. Schacht reviewed programming needs for both replacement buildings. As the project will be multi-phased, temporary facilities will be required for employees from the Newhouse, Pritchard, and O'Brien Buildings. The preference is to place temporary facilities in the Mansion parking lot to enable the contractors during the first phase of the project to maximize efficiency on the site and provide the most

benefit of increased parking to support later phases of the project. The team and DES are still researching the most practical solution with contacts to all impacted stakeholders.

An analysis was completed to determine relocation of the press to the ground floor of the Legislative Building prior to initiating construction of the Newhouse replacement building and demolishing the Press Houses. DES is working closely with key stakeholders and the press to ensure the best solution is identified.

Finally, when replacement of Pritchard occurs, food service is a necessity to continue, as well as place for people to gather. That function will be included on the ground floor of the Newhouse replacement building. Services for the Blind operate the food service with a cafeteria-style service in the Pritchard Building. Contemporary food service today is not similar to cafeteria service. Services for the Blind believes the best service would be the concept of a grab and go service offering espresso, sandwiches, and some hot food. The level of food service has not been determined at this time.

Secretary Wyman invited questions.

Secretary Wyman asked for confirmation that both the Newhouse and Pritchard Buildings were built on liquefiable soils. Mr. Schacht affirmed that the soils are liquefiable with the soils worse on the Newhouse site. Secretary Wyman asked about any implications for the O'Brien and Cherberg Buildings and the status of a prior concept for constructing an "H" style two-building configuration on the Newhouse site and not pursuing any improvements to the Pritchard Building. Although CCDAC members previously received information about the disruption of workflow by locating offices away from the campus core, she asked about the efficiency of locating all the programs on the Newhouse site when the difference is only a measure of several feet especially during a time when much of the work is completed electronically. She indicated she would pose similar questions during the CCDAC presentation to receive a response.

#### **Tumwater Modular Building Predesign – Informational**

Secretary Wyman invited Assistant Director Frare to provide the presentation.

Assistant Director Frare reported the predesign was initiated by DES to address failing building systems in the modular building and some operational needs in the Print and Imaging Program and the Consolidated Mail Services Program (CMS). The review is the first presentation of the predesign for the committee's information and consideration. Staff plans to seek approval of the recommendations within the predesign report at SCC's December meeting.

The predesign was presented to the CCDAC on September 17, 2020 and a motion was passed recommending approval by the SCC. The project team leaders are Ted Yoder, DES Project Manager, and MariJane Kirk, DES Assistant Director Business Resources Division.

Project Manager Yoder introduced Damien Bernard, DES Print and Mail Program Manager. He and his staff were instrumental in developing the predesign. The predesign was operationally funded by the Mail and Print Programs to address current infrastructure needs and potential efficiencies by combining the two programs in one facility.

Program Manager Bernard reported Consolidated Mail Services and Printing and Imaging Programs represent current print mail operations at DES. The programs involve intertwined processes. Currently, the intertwined processes account for a six mile distance between two locations. CMS is located in a

leased building in downtown Olympia and Printing and Imaging is located near the Olympia Airport in the south area of Tumwater. Creating operating efficiencies related to the processes along with improving security controls for protecting personally identifiable information on documents were major factors for considering co-location. The leased building housing CMS has multiple levels between operational areas requiring movement of materials up and down ramps using lifts as part of the current workload. Those factors were considered as part of the predesign.

Project Manager Yoder reported Rolluda Architects and a team of subconsultants evaluated programming space needs for each program and the areas that could be co-shared (office space, conference rooms, servers, warehousing, and restrooms) to reduce the inventory needs of both programs as they would no longer be shipping between locations. The predesign factored greater security, operating efficiencies, and cost effectiveness by co-locating all programs in one facility.

The needs assessment served as the criteria for evaluating different alternatives. Continuous operations are necessary to maintain for both programs throughout construction or relocation, security was a primary concern, improved workflows for each program and between the programs, and minimizing any impacts to the SOS's Record Center at Isabella Bush, which is connected to the modular building. Additional space within the modular building is currently occupied by the SOS, which would be vacated once the new building for the SOS is completed. That space would be incorporated in coordination with the SOS. The costs associated with the building's capital budget and co-location operating budget requirements were evaluated. The modular building is aging with the roof replaced in 2000. The building is essentially failing with expensive ongoing repairs, deteriorating exterior finishes and windows, and mechanical systems approaching end of life and not effectively meeting the current energy code or energy efficiency requirements moving forward. Other infrastructure is at or near the end of its useful life.

The team examined 13 alternatives within the modular building with most rejected because of inefficiencies or cost considerations. Several alternatives would have been viable but would not meet building code considerations. The team ultimately focused on four primary alternatives. Two of the alternatives would reuse existing docks for the shipping requirements and require an addition of a second floor, which would create inefficiencies at considerable cost with accessibility requirements and the workflow disjointed. The second two alternatives are similar in layout but would work operationally. The only minor difference is a redesign of the dock area to provide a secure shipping facility while saving approximately \$1.5 million in costs.

Assistant Director Kirk reported that based on the requirements for the needs assessment, the team determined that Alternative 2.1C provided the most operationally efficient and cost effective space. The alternative facilitated a co-location for the DES Print and Mail Programs. The option utilizes existing low ceiling area on a single level of the modular building for CMS and it consolidates printing, imaging, and warehouse operations into high ceiling areas to maximize the use of existing vertical space. The option also repurposes existing space currently utilized by the SOS. The team and representatives have been in discussions with the SOS confirming the agency plans to consolidate records stored in the building into its new building when completed. The alternative also provides for a phased approach enabling continuous operations within existing space that will minimize impacts to customers as well as enabling the coordination of project schedules with the SOS and minimizing impacts to the adjoining Isabella Bush Building, currently occupied by the SOS. The co-location also minimizes security exposure for DES by eliminating five daily trips to transport personally identifiable information between multiple facilities. The project has an estimated total cost of \$28.75 million of which \$21 million in capital expense is required to address the aging infrastructure and \$7.5 million to support co-location, which would be funded through a long-term COP. DES believes the project to co-locate Print and Mail operations will

achieve operational efficiency through reduced turnaround time associated with labor and handling of materials, cost efficiencies by reducing over 43,000 square feet of leased space, and reducing inventory requirements for the program. Security improvements would improve by reducing the number of times personally identifiable information is transported on a daily basis. The proposal would provide minimal disruption to operations because of the phased approach of construction and the ability to coordinate with SOS.

Assistant Director Kirk invited questions from members.

Secretary Wyman noted that the Records Center would remain in the modular building with the library collection moving to the new SOS facility.

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

Assistant Director Frare reported the Planning and Project Delivery Team lead by Kevin Dragon has been very busy. He introduced Hamed Khalili, Senior Project Manager and Oliver Wu, Project Manager for the Project Delivery Team.

Project Manager Khalili reported the design and bid for the Building Exterior Improvements – Capitol Court project were completed in September 2019. The scope of work was divided into three sectors with the first restoration of all historic windows and doors. The second element is exterior repair of the sandstone. The third element reinforces the structure of the building by improving anchoring for the sandstone veneer where necessary. The completion of the project is scheduled by the end of October 2020.

During construction, large stones of a column were displaced during the 2001 Nisqually earthquake rendering the building unsafe for tenants and the public. The DES team evaluated the situation and elected to remove each column stone and replace it back to its original location and securing the stones by anchoring them to the structure of the building.

Project Manager Wu reviewed progress on the Capitol Childcare Center project. The committee previously received a mid-design review. Since that review, some design revisions were rendered because of budget constraints while maintaining a six-classroom building serving 72 to 96 children by reducing the size of the building to 9,600 square feet as a one-story building. The effort continues the echo-friendly design and will meet LEED Silver requirements. The building will feature a CLT roof structure. The building includes a commercial kitchen and an outdoor nature-based playground.

Construction began four months ago with an expected completion date of spring 2021. Project Manager Wu shared a photograph of the building foundation and geopiers, underground utilities, and connecting utilities to the Plaza Garage. Earlier in the week, the CLT roof structure was completed. Moving forward, construction activities include completion of the roof component, interior walls, installation of windows, and completion of electrical service for the building.

Project Manager Wu reviewed progress on the L&I/WSDA Laboratory and Training Center project. All elements of the predesign were maintained for the seven-acre undeveloped parcel in Tumwater. The building will be 53,154 square feet with laboratories, office spaces, and training classrooms. The capital budget has not changed and the team is pursuing LEED Gold certification and a net-zero ready facility. ZGF Architects was hired as the design architect and Korsmo Construction was hired as the general contractor/construction manager. Currently, design is at the 100% design development phase. Layout of the site includes a parking lot surrounding the west and north side of the building with the building

enveloped within a forested setting with tree removal minimized to the extent possible. The facility features an outdoor demonstration area for the Division of Occupation, Safety, and Health. The roof includes solar panels; however, solar panel installation was not included in the budget. To achieve a net-zero ready building, the design includes solar panels. The facility includes laboratory space for the Department of Agriculture and the Department of Labor & Industries with emphasis on large windows. The south end of the building features more open space and a lunchroom as a common area shared by both agencies. To promote the open space concept, the building includes floor to ceiling windows and a skylight entryway offering views to the south of forested areas. Construction is scheduled to begin by mid-2021.

Secretary Wyman asked whether any gophers were discovered on the laboratory facility site. Project Manager Wu advised that during predesign, a gopher study was completed resulting in minimal impact from the gophers.

Secretary Wyman asked whether the solar panels would be funded through a future budget. Project Manager Wu advised that a net-zero ready building is deemed energy efficient when it includes a renewable energy system to offset energy use by the building. To receive certification of net-zero ready, the building must be designed with necessary infrastructure for a renewable energy system.

#### **Update on 2021-23 Capital Planning Process – Informational**

Secretary Wyman invited Assistant Director Frare to update the committee on the 2021-23 Capital Planning Process.

Assistant Director Frare outlined how the facilities managed by DES, especially those on the campus, are facing significant challenges and milestones. The West Campus and the legislative buildings are 100 years old and East Campus administration buildings are 50 years old. In many cases, the buildings and building systems do not meet current building codes and some are in poor condition. Many are in need of modernization, replacement, and renovation or repair to meet energy and environmental goals and life safety requirements. Parking on campus is at capacity and new infrastructure is necessary to support electric vehicles. The campus sits on a sea bluff overlooking Capitol Lake and Puget Sound. The surrounding hillsides are unstable and pose a threat to buildings and utilities, such as the Power Plant and the area surrounding the Pritchard Building.

Capital project requests were categorized into four themes of:

- Planning and preparing for the future
- Building system replacement, renovation, and repair
- Utility and infrastructure replacement, renovation, and repair
- Physical security and improvements

Within the planning category, DES is requesting a Fleet Services Facility Predesign, Office Building 2 Predesign, Capitol Lake EIS (currently underway but needs funds for completion), and the State Capitol Master Plan. With all needs identified on campus, DES wants to ensure all parties are informed of the needs, and that there is a common vision on how to address those needs. A Master Plan is necessary to help achieve those goals.

Within the arena of building renovations and repairs, DES needs a Grounds Maintenance Building as the current facilities for Grounds Maintenance were demolished with the removal of the Conservatory and

greenhouse. And elevator modernization program was developed as part of the Legislative Campus Modernization project. Another project is the Tumwater Modular project as previously reviewed, as well as cleaning of the Cherberg Building and a new roof for the Old Capitol Building off Washington Street.

Utility projects include water utility needs for fire flow and water meters, electrical system upgrades, replacement of irrigation systems, repairs and upgrades to the campus fiber network, and drainage system needs. The next segment of the East Plaza Infiltration and Elevator Repair project has been included in the request.

Within the biennial budget of 2023-2025, DES plans to include a request to replace the Capitol Campus Heating and Cooling System with a new central plant.

The project list also includes some distributed antenna systems and safety rails and other security improvements.

All projects were evaluated in accordance with specific criteria that include (but not limited to) health and safety, level of risk, building code compliance, economic savings, facility longevity, and sustainable energy as defined in Executive Order 20-01. DES staff is scheduled to provide a presentation at the next meetings of CCDAC and SCC focusing more on the 10-year plan with more details.

**Public Comments and Closing Remarks – Informational**

Project Manager Dragon advised that DES did not receive any public comments as of 4 p.m., October 14, 2020.

Assistant Director Frare reported the next CCDAC meeting is scheduled on Thursday, November 5, 2020. The next meeting of the SCC is scheduled on Thursday, December 10, 2020.

**Adjournment**

**With there being no further business, Secretary Wyman adjourned the meeting at 11:55 AM.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

Approved by SCC at the January 28, 2021 Meeting without modifications.

**From:** [Leonard Bauer](#)  
**To:** [Dragon, Kevin \(DES\)](#); [Frare, Bill \(DES\)](#)  
**Cc:** [Larry Merrell](#); [mgoddu](#); [Jay Burney](#)  
**Subject:** Clarification to draft minutes of Oct. 15 State Capitol Committee  
**Date:** Tuesday, January 26, 2021 12:09:35 PM

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External Email

Dear Bill and Kevin:

The *Draft Minutes* of the October 15 State Capitol Committee contain a reference to communications with the City of Olympia that may be misconstrued, and I am writing to offer clarification.

Specifically, please note for the record that on page 9 of 14, the statements highlighted below are not the City's conclusions but those of the State's consultant team based on their findings and reports, which were presented to City staff during the meeting:

*"During the evaluation, the team learned that regardless of the amount of money invested in those improvements, the Pritchard reading room could never be upgraded to the point where it would meet current building code, and, during conversations with the Building Official from the City of Olympia to enable occupation of the reading room if it was improved to a specific level, egress from the office building could not rely on the entrance to the reading road because of the severity of potential collapse."*

City staff have not yet had opportunity to review the State's plans to a level of detail that would allow them to reach such conclusions.

Respectfully,

***Leonard Bauer, FAICP***

Community Planning & Development Director

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*Remember: City e-mails are public records.*