



**STATE CAPITOL COMMITTEE**  
**Legislative Building, Senate Rules Room**  
**Olympia, Washington 98504**  
**January 8, 2019**  
**3:00 p.m.**

**Final Minutes – Approved on March 14, 2019**

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**MEMBERS PRESENT**

Cyrus Habib, Lieutenant Governor (Chair)  
Megan Duffy (for Hilary Franz, Commissioner of Public Lands)  
Sheri Nelson (for Kim Wyman, Secretary of State)  
Kelly Wicker, Governor's Designee

**OTHERS PRESENT:**

Max DeJarnett, City of Olympia  
Kevin Dragon, Department of Enterprise Services  
Jamie Elderkin, Schacht Aslani Architects  
Linda Farmer, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Rose Hong, Department of Enterprise Services  
Bob Jacobs, North Capitol Campus Heritage Park Dev. Assn.  
Ann Larson, Department of Enterprise Services  
Nouk Leap, Department of Enterprise Services  
Chris Liu, Department of Enterprise Services  
Allen Miller, North Capitol Campus Heritage Park Dev. Assn.  
Mark Neary, Secretary of State  
Rachel Newmann, South Capitol Neighborhood Assn.  
Walter Schacht, Schacht Aslani Architects

**Welcome and Introductions**

Chair Cyrus Habib called the State Capitol Committee (SCC) meeting to order at 3:06 p.m. A quorum was present.

**Approval of Minutes – October 18, 2018 - Action**

**The minutes were approved as published.**

**Library-Archives Building Predesign Update - Action**

Chair Habib recognized Mark Neary, Assistant Secretary of State.

Mr. Neary said the building proposal was prompted in the early 2000s when the Heritage Center proposal was programmed for the General Administration (GA) Building site. That project included an 80,000 square-foot museum but did not include all divisions of the Secretary of State currently located in leased facilities throughout Olympia and Tumwater. The new proposed Library-Archives Building includes all divisions within one building. During 2014/2015, the proposal was retitled as the Library-Archives Building with a search conducted for potential sites. One site originally considered was the site adjacent to the State Printer currently housing a 50,000 square-foot records storage facility. The concept

was to relocate the State Printer and construct a Library-Archives Building in the same location. The property is owned by the Port of Olympia. Following a review process, moving the State Printer was determined not economically feasible for the state because of the age of the equipment and the potential disruption of services to other agencies. Subsequently, the Secretary of State sought direction from the Legislature during the last session. The Legislature allocated \$5 million for a predesign update for a new site with direction for the agency to identify how it planned to fund the new building, as no general obligation debt would be authorized for the new building. The Legislature indicated the new building should be funded from revenue sources generated by the Secretary of State.

The agency identified a new location at the corner of Linderson Way and Tumwater Boulevard in Tumwater. The 10-acre site is owned by the Port of Olympia. Negotiations are underway with Port of Olympia officials to secure the site during the period of the design. The site is located across from the Department of Corrections and the Department of Labor & Industries (L&I). The Department of Health and the Department of Revenue are also located nearby. Those agencies are customers of the Archives and Records Division. In addition to including the State Library and State Archives, the building would house the Elections Division, Corporations Division, and general operations for the Secretary of State in a 175,000 square-foot building with much of the area used for secured storage. Currently, the state's archives are located in a building constructed in the early 1960s. The building also served as a bomb shelter as it is below ground and does not meet modern archival standards. As the site is underground and constructed of concrete, it is subject to leakage with water and sewer lines located in the ceiling above stored archives. Many times, plastic tarps were required to cover and protect archival records. The building has been at capacity since 2008. Today, archival documents are stored in an unsafe environment lacking proper archival standards.

The State Library requires an extensive storage area as well. The State Library is currently located in a leased office building in Tumwater. It was moved to its current site in 2001 following the Nisqually Earthquake. Because the office building was not designed for storage, some of the floors were reinforced to house the storage load. Most of the library's collection is not accessible to the public, creating difficulties to locate and provide the information to citizens requesting the documents.

During the review of properties, site criteria included location, parking capacity, site preparation costs, highest and best use, size with respect to future archives and records storage needs, and site availability. Other divisions within the agency were included in the plan to help defer some of the costs. The site is owned by the Port of Olympia. The SEPA process for the site's prior use has been completed. The site is adjacent to a forested area, which will be retained. Retainage ponds will be located in the south area of the site with parking located adjacent to the building. Visitor parking would be off Linderson Way with employee parking located off Tumwater Boulevard.

Chair Habib asked whether the location would be convenient and accessible for visitors to the Capitol Campus. Mr. Neary replied that based on recent analysis of individuals using the library and the archives, they tend to be the same visitors. When requesting information, the agency is able to provide information to them in a secured area. Often, visitors are seeking additional information located at the State Library, which requires the visitor to visit the Tumwater site to access information in the Library. Combining the Library and the Archives will benefit visitors, as they will have access to all materials. Most of the materials must be stored in similar environments. The Library houses the state's Territorial collection of the first state library. The collection is currently stored in office space. The collection should be stored in archival storage to ensure the condition of the materials is maintained over time.

Chair Habib commented that the campus hosts many school groups and other groups throughout the year. In an ideal situation, it would be preferable for the Library and Archives to be housed on campus for access by those groups.

Mr. Neary responded that the original Heritage Center plan accommodated both the Library and the Archives; however, the plan was not accepted as a good use of the GA Building at that time. Secretary Wyman would prefer an agency presence on the Capitol Campus. Chair Habib supported including some rotating historical exhibits on the campus. Mr. Neary said the agency supports that option. Dependent upon the outcome of the GA Building, the agency could develop a display of archival documents. The agency works closely with the State Historical Society to develop displays of archival materials.

**Kelly Wicker moved, seconded by Chair Habib, to approve the amended Predesign Report, which identifies the preferred development site for the Washington State Library-Archives Building as a parcel of land located at the corner of Linderson Way and Tumwater Boulevard in Tumwater, Washington. Motion carried unanimously.**

**Newhouse Replacement Predesign - Information**

Bill Frare, Assistant Director, Facility Professional Services, reported that pursuant to the proviso in last year's capital budget, work has been underway on a Newhouse predesign. The proviso identified three options to analyze. The first option is an office building between 50,000 to 70,000 square feet to house Senate offices with underground parking with a separate building to house the House of Representatives offices located on the Prichard Building parking lot. The second option is an office building to support both the House and the Senate. The third option would house Senate offices with no additional parking. DES contracted with Schacht Aslani Architects. He introduced, Walter Schacht who provided a presentation on the three options.

Walter Schacht reported that Schacht Aslani worked with DES on the update of the State Capitol Campus Master Plan in 2017. In some respects, the Newhouse replacement project is a follow on to that study. The three options identified in the proviso essentially transitioned from the development capacity evaluation of Opportunity Site 5, which is adjacent to the Prichard Library and parking lot and Opportunity Site 6, which is the west block housing the Newhouse Building. Following a meeting with DES and stakeholders on the predesign, the decision on the scope of the project required legislative input in terms of funding the project. Subsequently, the predesign was divided into two phases of a needs assessment to identify space and parking requirements and an alternatives analysis to demonstrate how the programs and parking needs could be placed into the three different options as outlined in the proviso.

The briefing is a summary of the outcome of Phase 1 with the project placed on hold until the Legislature considers an option. After the Legislature determines the scope of the project and the funding level, the predesign will be completed.

ESSB 6095, Section 1035 directed a determination of the space program by considering necessary space requirements to support Senate offices and support functions and space to support House offices and functions. A detailed analysis was completed through a series of workshops with user groups. Existing offices were examined resulting in an understanding that the replacement of the Newhouse Building would require similar square footage as the existing building. The Newhouse Building currently houses Senators and caucus rooms. While office space square footage might vary, the total square footage is similar to existing square footage in the Newhouse Building.

Today, the House of Representatives and support functions lack sufficient space. With the remodel of the O'Brien Building in the last 10 years, the offices are small and legislative aides are not located near legislators. Sufficient space is lacking for constituents to meet with legislators during the session. Because legislative staff members are located in work stations in open hallways, private and confidential papers are often compromised and open for public viewing. Additional space is warranted for the House. The options consider reducing the number of legislators housed in the O'Brien Building and reapportioning the space to improve the layout of space, as well as providing new space in a new building.

Chair Habib pointed out that concealing documents from the public should not be an actual stated objective of the architectural predesign process. He shared information about his recent visit to the Louisiana State Capitol in Baton Rouge. House members do not have individual offices and meet in public locations or in the lobbies.

Mr. Schacht reported the analysis considered the need for several legislative agencies currently housed in the Cherberg and Pritchard Buildings. Those support functions are for the House and the Senate. One of the sites considered could potentially incorporate or replace the Pritchard Building. Legislative support services, legislative tech, and other functions would be relocated if the Pritchard Building was repurposed or the site was used differently. Replacement of the Senate Newhouse space of 26,379 square feet, 28,442 square feet for additional space for the House of Representatives, and 32,025 square feet for Legislative agencies would comprise a total program need of 86,840 square feet. Included within the square footage are additional meeting rooms and a hearing room for the House because of the difficulty in scheduling hearings in the O'Brien Building. Additionally, renovation or replacement of the Pritchard Building would require space for the cafeteria, which is included in the program as well.

Chair Habib asked whether the program would move all House members to the new building. Mr. Schacht said the program would move 35 House members to the new space. Under that scenario, the size of House member offices and Senate member offices would be equal in size. The importance of this scenario requires less square footage to accommodate the program that forecasted by the Development Capacity Study completed in 2017.

Mr. Schacht reviewed a diagram on how the different spaces would be configured. Square footage of 28,442 includes House member offices, legislative aides, House intern workstations, hearing rooms, and House support spaces (conference rooms, copy rooms, etc.) to include caucus space and the Code Reviser and the Pritchard cafeteria.

The task also required compliance of Section 4 of the legislation stipulating that the buildings must be higher performance buildings and meet net-zero ready standards, with an energy use intensity of no greater than 35. The building construction must be procured using a performance-based method such as Design-Build and must include an energy performance guarantee comparing actual performance data with the energy design target. To meet those standards, the cost estimating process accommodates the cost of the building with those performance targets. The consultant team is working closely with DES to determine ways to maximize efficiency of existing resources, such as the Central Plant and to ensure coordination of the development of the project with long-term vision of the campus in terms of aesthetics, higher level efficiency performance, and reduction of maintenance and operations.

Mr. Schacht shared information on the starting point and ending alternatives analysis for each of the options. Option A envisions buildings on Opportunity Sites 5 and 6. Results for Option A include a

26,000 square-foot two-story building replacing the Newhouse Building and possibly oriented east-west rather than north-south to improve solar access with two levels of underground parking of 83 parking stalls. Based on discussions with stakeholders, the proposal considers an option of replacing the Pritchard Building with a new building that would house the House and legislative agencies encompassing over 60,000 square-feet in a three-story building with 50 stalls of surface parking and 140 stalls of underground parking. The scenario also includes partial renovation of the O'Brien Building to reconfigure existing office spaces. The total cost of the project of this scale would be approximately \$150 million. The option is the most expensive option of the three options analyzed.

Ms. Wicker asked whether any existing surface parking would be eliminated under the option. Mr. Schacht advised that some surface parking would be lost for the Pritchard Building but replaced with underground parking creating a net increase of 118 parking stalls for Option A.

Chair Habib asked about the identity of the stakeholders. Mr. Schacht said the stakeholder group included representatives from the Senate, House, and DES. He identified many of the stakeholders in attendance. Representatives from the House and Senate outreached to their respective constituent groups to receive input.

Mr. Schacht outlined the results for Option B. Option B is comprised of a single building located within the west area of Opportunity Site 6 (Newhouse Building) or a single building on the Pritchard Building and parking lot site. The stakeholder group supported a new building on Opportunity Site 5 (Pritchard Building and parking lot) primarily because of the critical adjacencies between the different functions requiring movement between the buildings during legislative sessions. The option includes two solutions. Both scenarios envision renovating the reading room of the Pritchard Building, removing the book stacks, and saving the front entrance of the building. The scenario requires a building of approximately 87,000 square feet. Two options were considered to accommodate parking. The first option would add 157 parking stalls of surface parking on the Newhouse Building site resulting in no net change in existing parking capacity. The second alternative would provide underground parking adding 250 parking stalls and creating a net gain of 100 parking stalls. Option B with the surface parking alternative is estimated to cost \$108 million. The underground parking option would cost \$146 million. In either alternative, a single building to accommodate all the functions is less expensive than two buildings.

Chair Habib questioned the number of stories for the proposed building. Mr. Schacht advised that the scenario includes three stories and would match the cornice line of the Cherberg and O'Brien Buildings and would be of the same height as the book stacks within the Pritchard Library.

Option C is for a building for the Senate only. According to the Master Plan, the building could be placed in the Pritchard Parking lot or on the existing Newhouse site. The stakeholder group preferred placing the building on the existing Newhouse site. The option is for a two-story building with no underground parking creating no net change in campus parking. The option would cost approximately \$34 million.

Chair Habib said it appears the options would offer one building on either of the sites or two buildings. It appears that the questions would factor on whether to pursue one building and which site or considering the objective in terms of use of space.

Mr. Schacht said another question pertains to the cost of the project.

Assistant Director Frare said another issue is parking, as underground parking is very expensive.

Chair Habib suggested the choices are between the modest program of replacing Senate offices versus pursuing an option for House offices.

Chair Habib thanked staff for the review of the options. Assistant Director Frare advised that the SCC would receive a presentation after the completion of the predesign for consideration.

#### **Master Planning Update – Information**

Chair Habib recognized Assistant Director Frare.

Assistant Director Frare reported DES submitted an operating and capital budget request for updating the Master Plan. The Governor's Budget released in December included \$1.3 million in capital funding for the update of the Master Plan, as well as funds for one FTE to support GIS mapping of Capitol Campus. The work program is dependent upon the outcome of the legislative session.

Master Planner Dragon advised that an update is pending based on the outcome of the legislative budget.

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

Chair Habib invited Assistant Director Frare to update members on several key capital projects.

Assistant Director Frare reviewed the projects:

- ***Conservatory Demolition*** – Because of budgetary constraints, DES is exploring options to pursue actions within the authorized appropriation. A bid will likely be released for contracting after the legislative session.
- ***East Plaza Infiltration & Elevator Repairs (Phase 5B)*** – This phase of a large project was conceived nearly 20 years ago when the Plaza Garage experienced some leaks. 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 5B is located at the east end of the Plaza Garage and north of 14<sup>th</sup> Avenue. The project delivery is General Contractor-Construction Manager (GC/CM) 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*** – DES is working with tenants and others to coordinate the removal of the mural from the GA Building and re-installing it within the Helen Sommers Building. The move is scheduled during the week of February 26, 2019. The efforts involve 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.
- ***Legislative Building Exterior Preservation (Dome Cleaning)*** –DES developed a package to clean from the mini domes to the top of the dome with alternatives to clean floors 1 through 4 and the plaza. DES received several favorable bids for the project. A contract was negotiated to clean the entire building from the top of the dome to the ground level. Of the \$3.4 million budget appropriation, DES spent approximately \$1.6 million to clean the building exterior. The remaining budget will be used for exterior repairs to the doors, windows, and some skylights, as well as repairs to the roof to prevent future leaks.

Ms. Nelson conveyed appreciation to staff as the cleaning project generated positive comments from the public. The company did a wonderful job about notifying and keeping the agency informed about the status of work and advising employees of potential impacts to vehicles. Assistant Director Frare agreed the Project Manager did a good job in coordinating activities associated with the cleaning project.

- **Capitol Lake/Lower Deschutes Long-Term Management/EIS** –DES began engaging in scoping the Environmental Impact Statement (EIS) process in September. Many constructive public comments were received to help define the scope of the study. DES and the consultant team are preparing a scoping report, which is due at the end of January 2019. The technical analysis portion of the project will encompass more than a year followed by publication of a draft EIS for public review and comments.
- **Capitol Child Care Center (SCC Action Update)** – The committee received a presentation on the project at its last meeting. DES submitted a budget request, which was included in the Governor’s budget for approximately \$15 million. The ProArts site was selected. The predesign is being finalized and reviewed for approval by the Office of Financial Management. The next steps are pending approval of the funding appropriation from the Legislature.

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

**Allen Miller** updated the committee on the status of a case under consideration by the Washington State Supreme Court that would affect the Capitol Campus view corridor. He displayed a picture of the campus in 1954, a photo of the Capital Center Building, and another photo of the Capital Center Building graphically reduced to the 35-foot height limit for that area of downtown Olympia to protect the view corridor. He asked each member’s office to intervene as time is running short for successful litigation before the State Supreme Court. The goal is preserve the view corridor from the campus that was designed by the Olmsted Brothers similar to Rainier Vista on the University of Washington campus. The case has been featured as one of the top 10 stories by *The Olympian* newspaper during 2018. He urged the committee to become involved.

Assistant Director Frare inquired about the status of construction on the building. Mr. Miller said construction activity was stopped by L&I because of improper abatement of asbestos, as well as the presence of lead paint. The general contractor was fined \$66,000 with a subcontractor fined \$30,000. Within the last several weeks, workers have started work on the building. He has submitted several public records requests to the Olympic Region Air Quality Authority. He believes the action by L&I was appropriate. Work is proceeding on the top floors of the metal structure.

Chair Habib conveyed frustration that during his two years on the committee the nation has experienced a drastic and frightening increase in political threats and political violence to include the University of Washington and against members of Congress. Next week, the legislative session will be convened with the campus hosting hundreds of school children each day. Adults vulnerable with developmental disabilities and physical disabilities will be visiting the campus. Each day, the Governor, legislators, and state employees will be on the campus. Unfortunately, the topic of campus security has only resulted in the commissioning of a security study by DES. During an executive session, briefing from law enforcement it was very clear that there are threats and there are concerns. It is very frustrating and concerning for him on behalf of his staff, constituents, and the Senate concerning the lack of progress. It likely will require a meeting of some legislators with DES and law enforcement to brief key legislators because the time has arrived for the Senate and House to consider what needs to occur to ensure the safety and security of the campus. Although DES staff members are amazing and hardworking, the topic

of campus security is too political. The issue of campus security is too important to leave off the table because of concerns surrounding recommendations that might elicit political responses. Within hours of the last meeting, the Attorney General's Office received a bomb threat followed by another threat the next day. As important as all the topics discussed by the committee are, none of them matter if the campus is not a safe place for people to work and to visit. It is time to change the forum for discussion as many legislators feel as strongly as he does about the issue of campus security.

Chair Habib noted the next meeting is scheduled on March 14, 2019 at 10 a.m.

**Adjournment**

**With there being no further business, Chair Habib adjourned the meeting at 4:00 p.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
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*Approved by SCC at the March 14, 2019 Meeting without modifications.*