



THE JOEL M. PRITCHARD LIBRARY

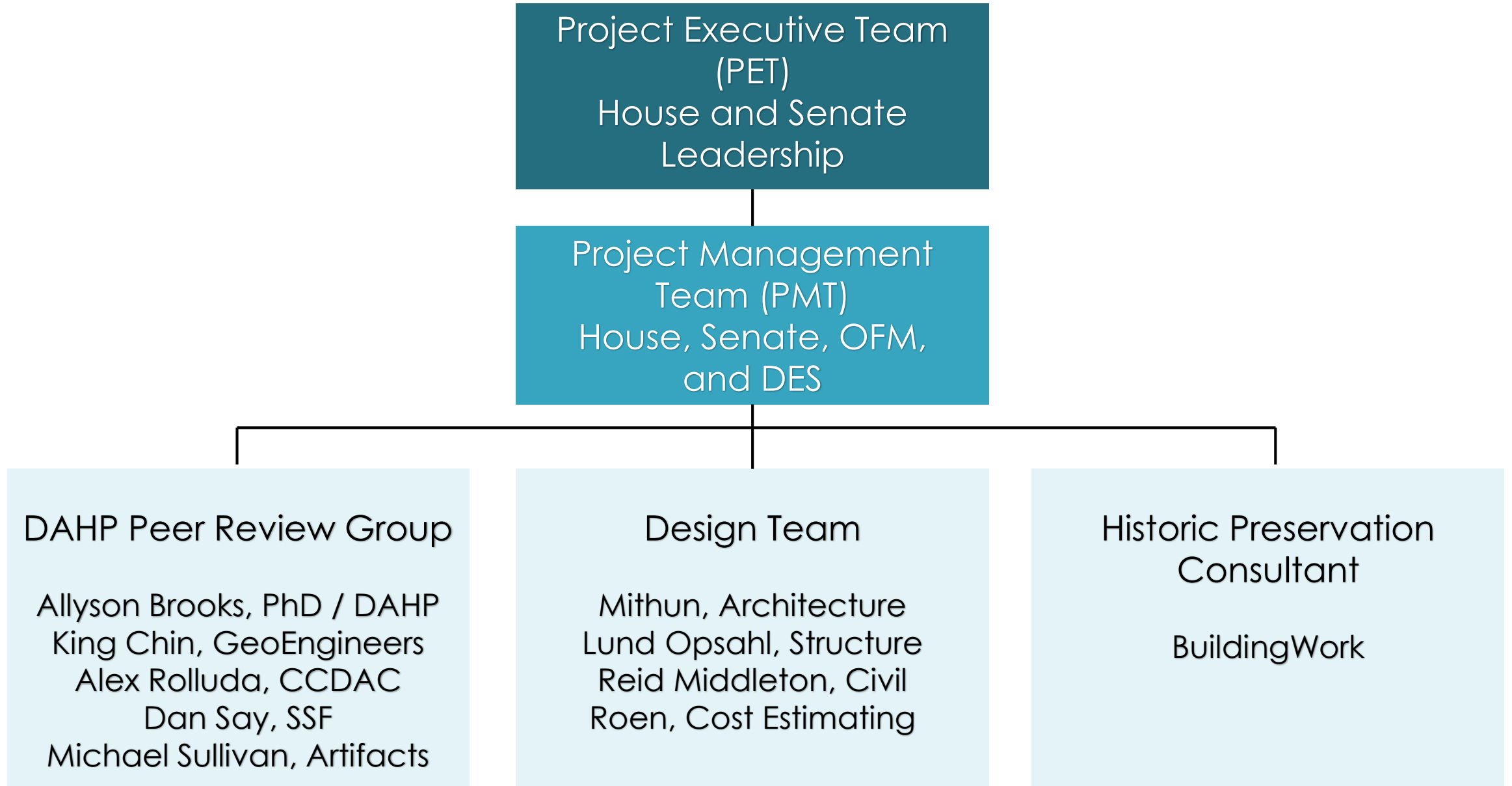
LIBRARY

NO SMOKING AREA
This area is for your protection.
Please do not smoke in this area.
Thank you for your cooperation.

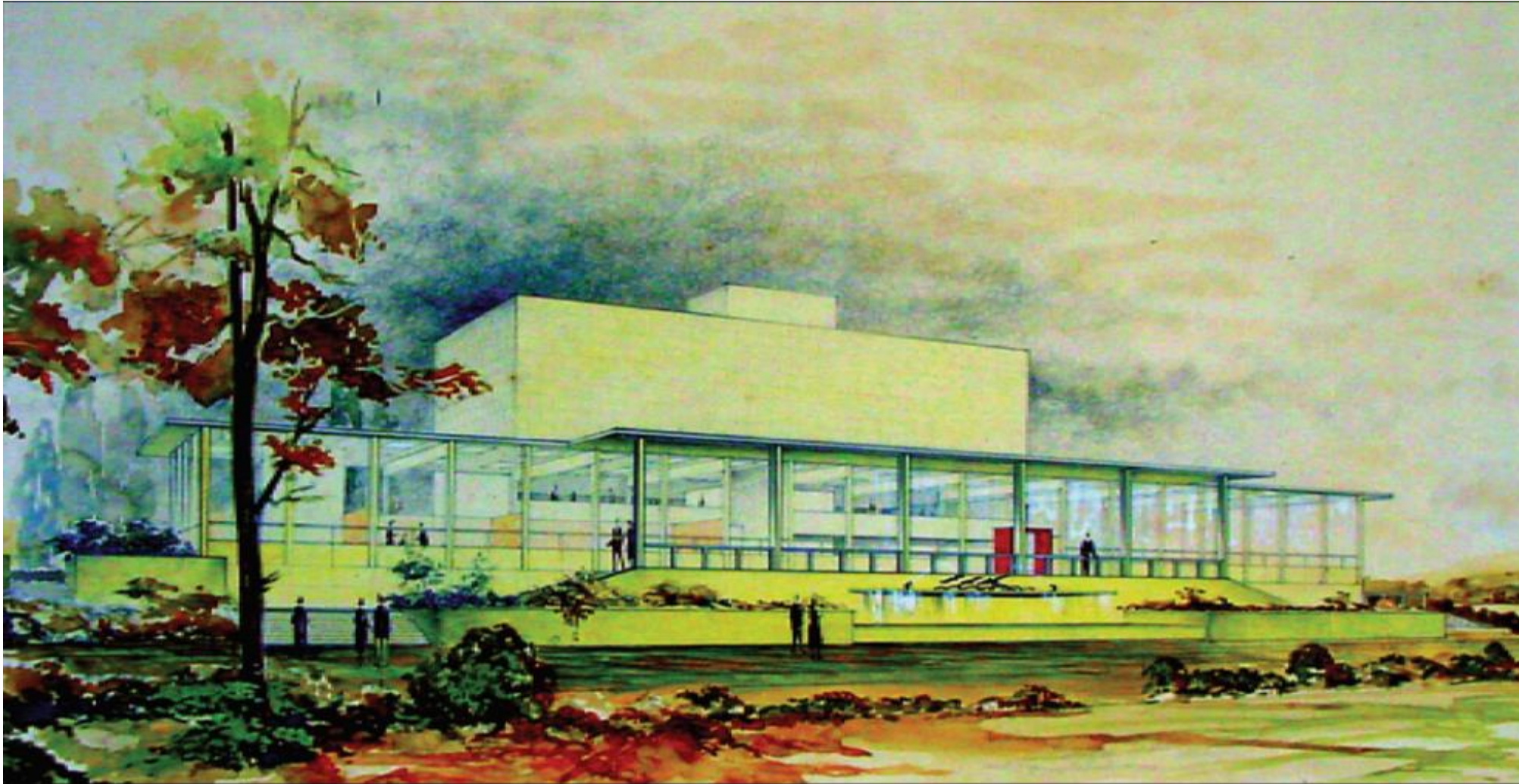
Agenda —

- Introductions
- Background
- Project update
- Discussion

PROJECT ORGANIZATION



JOEL M. PRITCHARD BUILDING - HISTORIC LANDMARK



Designed by Paul Thiry as a State Library Building and constructed in 1957 – 1959

HISTORIC SIGNIFICANCE OF THE PRITCHARD BUILDING



- Conceived as a Modern response to the Neoclassical architecture of the Washington State Capitol Campus
- Drawing inspiration from surrounding campus buildings, the library is entirely clad in local Wilkeson Sandstone
- The Library is one of Thiry's early explorations in concrete structure; lessons learned here would influence his design of the Seattle Center Coliseum (now Climate Pledge Arena).

ARTWORK ORIGINAL TO THE BUILDING (from Artifacts' report)

- Exterior
 - Bronze sundial by John W. Elliott
 - Bronze sculpture by Everett DuPen
- First Floor
 - Marble wall mosaic by James FitzGerald
 - Untitled mural on canvas by Mark Tobey
 - Marble side and coffee tables by James FitzGerald
 - Paintings given from American Association of University Women by various artists
 - Paintings from Public Works of Art Project by various artists
- Basement
 - Washington Room murals by Kenneth Callahan
 - Color transparencies by various artists



Bronze by Everett DuPen

SUMMARY OF ALTERATIONS

- 1965 – Movable partitions added to the Map Room
- 1976 – Interior Decorations (wall coverings, carpet, paint, murals) and Interior Paint Color changes
- 1979 – Addition of exterior exit stairs from basement floors to outdoors, with related interior layout changes
- 1993 – Floor coverings replacement in all program spaces
- 1996 – Replacement of monumental glass windows with divided lite windows and replacement of mortar with caulking/sealant between exterior sandstone panels (likely 1996)
- 1970s – 1990s – Mechanical, electrical and fire protection upgrades
- 2002 – 2003 – “Temporary improvements” (36-months’ limit) for long-term change of use from library to offices and cafeteria:
 - First Floor: addition of enclosed reception, large exposed HVAC ductwork, partitions for kitchen serving area, removal of interior set of doors from the vestibule, division of the first floor into two parts with a new partition
 - Basement: addition of walls, partitions, and HVAC ductwork in the Map Room and office space in the Washington Room
 - Stacks: new floor openings for kitchen exhaust and addition of kitchen on the first floor

PRIOR PLANNING RELATED TO PRITCHARD BUILDING

- 1969 EXPANSION STUDY
 - Paul Thiry's design for expansion of the library stacks.
- 2002 ADAPTIVE REUSE STUDY
 - Building adaptation for use as offices and a cafeteria.
- 2004 ADAPTIVE REUSE & ADDITION PREDESIGN
 - Building adaptation and expansion to 62,000 gross square feet for use as legislative offices, public space and a cafeteria.
- 2006 PREDESIGN
 - Objective: Building adaptation for use as legislative offices and a cafeteria, with below-grade parking and plaza on the adjacent surface parking lot.
 - Preferred alternative: 63,290 gross square foot renovation/addition with below grade, 210 car garage.
 - **Findings and Outcome: Lack of adaptability in the existing configuration resulted in very high project costs. No further design work for existing configuration was done for this reason.**
- 2008 EXTERIOR CLADDING STUDY
 - **Recommended addressing failing sandstone cladding immediately due to the life safety hazard of falling stone panels.**
- 2010 GOLDER HILLSIDE EVALUATION REPORT
 - **Recommended hillside stabilization with a 60-ft long soldier pile wall.**

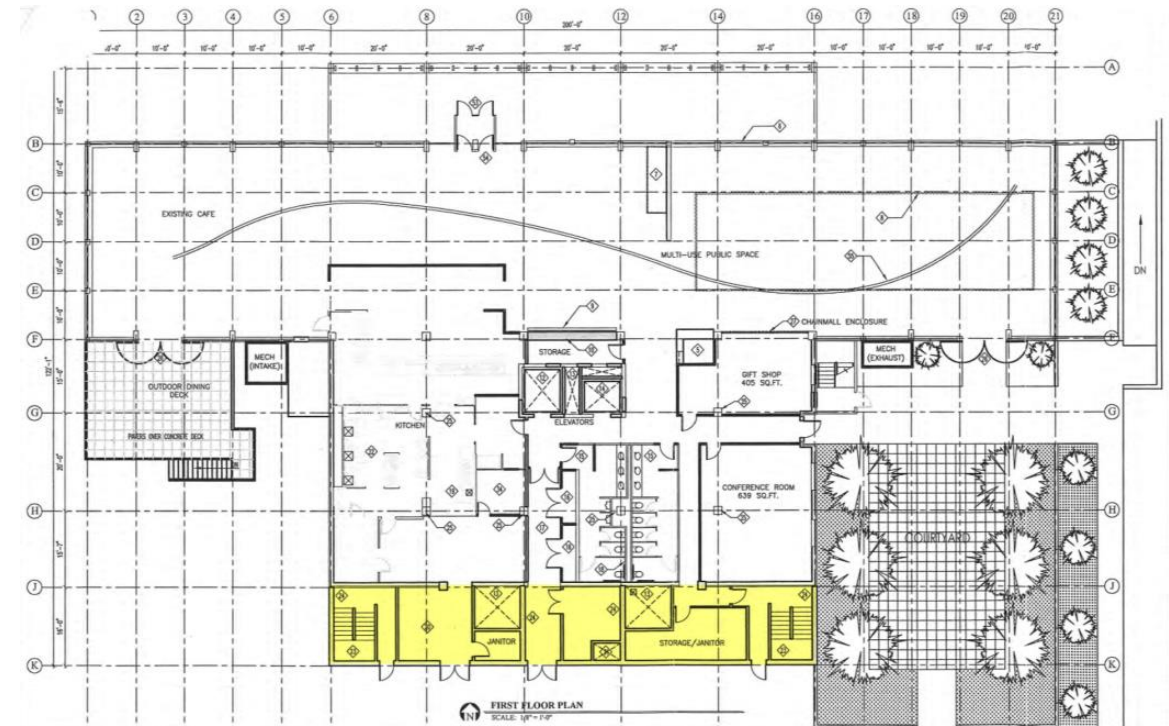


Image from 2004 Rehabilitation Pre-design by Barnett Schorr Architects (proposed addition is highlighted)

HOUSE BILL 1080 2021– 22: PRITCHARD BUILDING PROVISO

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

HOUSE BILL 1080 2021– 22: PRITCHARD BUILDING PROVISO

- Pritchard Building Expansion/Rehabilitation Validation Study:
 - The study must include an analysis of seismic, geotechnical, building codes, constructability, and costs associated with renovation and expansion of the Pritchard building to accommodate tenant space needs.
 - The department shall contract with a third-party historic preservation specialist to ensure the study is in compliance with the Secretary of the Interior's standards and any other applicable standards for historic rehabilitation.
 - The study must include a public engagement process including the Capitol Campus Design Advisory Committee and State Capitol Committee.

WEST CAPITOL CAMPUS

- Pritchard Building is located on Opportunity Site 5, between the State Capitol Historic District and the South Capitol Neighborhood Historic District



MASTER PLAN CONTEXT

– Master Plan Guidelines

- Buildings on Sites 5 and 6 should house functions critical to effective operations of legislative activities.
- Master Plan Policy 2.1 dictates that new buildings on the south edge of the west campus should serve functions critical to legislative activities.



FIGURE 1 STATE CAPITOL MASTER PLAN OPPORTUNITY SITES

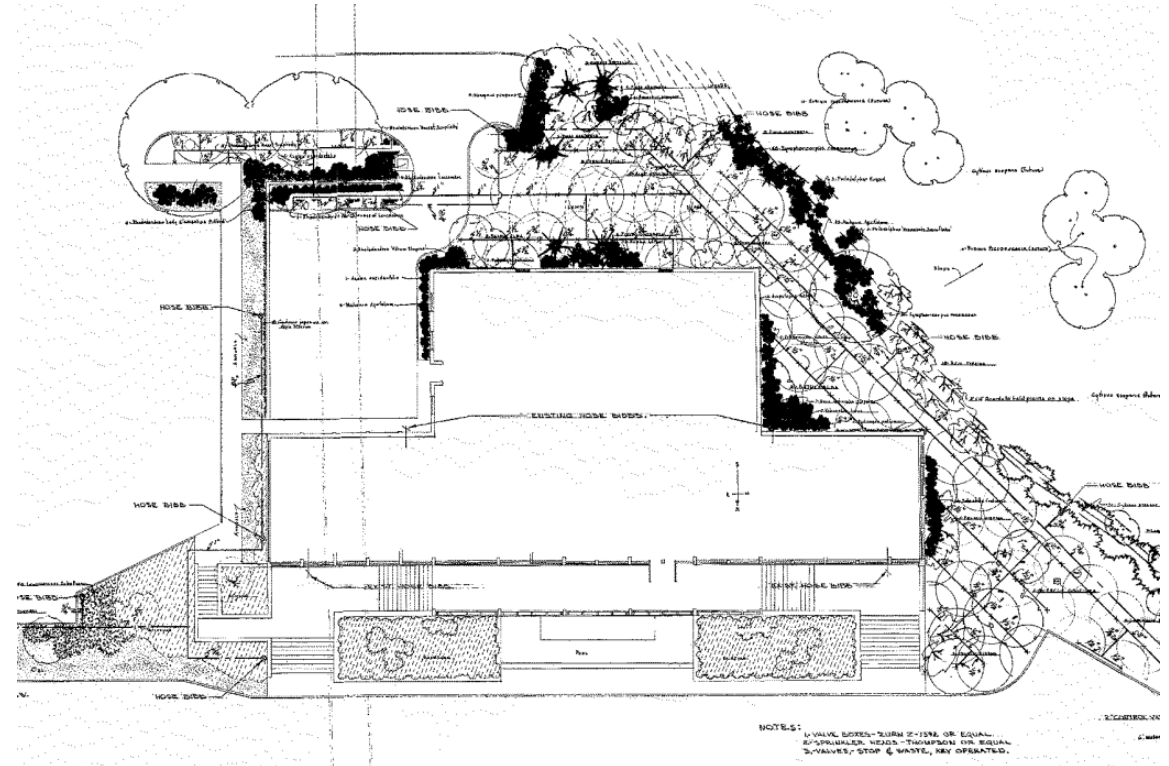
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|---|---|----|--|
| 1 | General Administration Building & Parking Lot | 7 | Old IBM Building |
| 2 | Conservatory | 8 | East of Transportation Building |
| 3 | Mansion Parking Lot | 9 | 1500 Jefferson Street SE (developed) |
| 4 | West End of Flag Circle | 10 | 14th Avenue, North Side |
| 5 | Pritchard Building and Parking Lot | 11 | Union & Washington |
| 6 | Newhouse Building, Press Houses & Visitors Center | 12 | ProArts Building, State Farm & Centennial Park |

-  PREDESIGN OPPORTUNITY SITES
 OTHER OPPORTUNITY SITES

STUDY GOALS

PHASE 1: Identify strategies for Pritchard Building rehabilitation, with support from Historic Preservation consultant

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



Site plan from Paul Thiry's original 1957 drawings

STUDY GOALS

PHASE 2: Program Implementation

- Program space strategies
 - Identify alternative strategies to provide offices for the House of Representatives, Code Reviser, Leg-Tech, LSS, cafeteria and related spaces.
 - Consider adaptive reuse, an addition to, or adjacent to, the Pritchard Building.
- Budget Development
 - Describe alternatives and develop a budget for the preferred alternative identified by the Project Executive Team

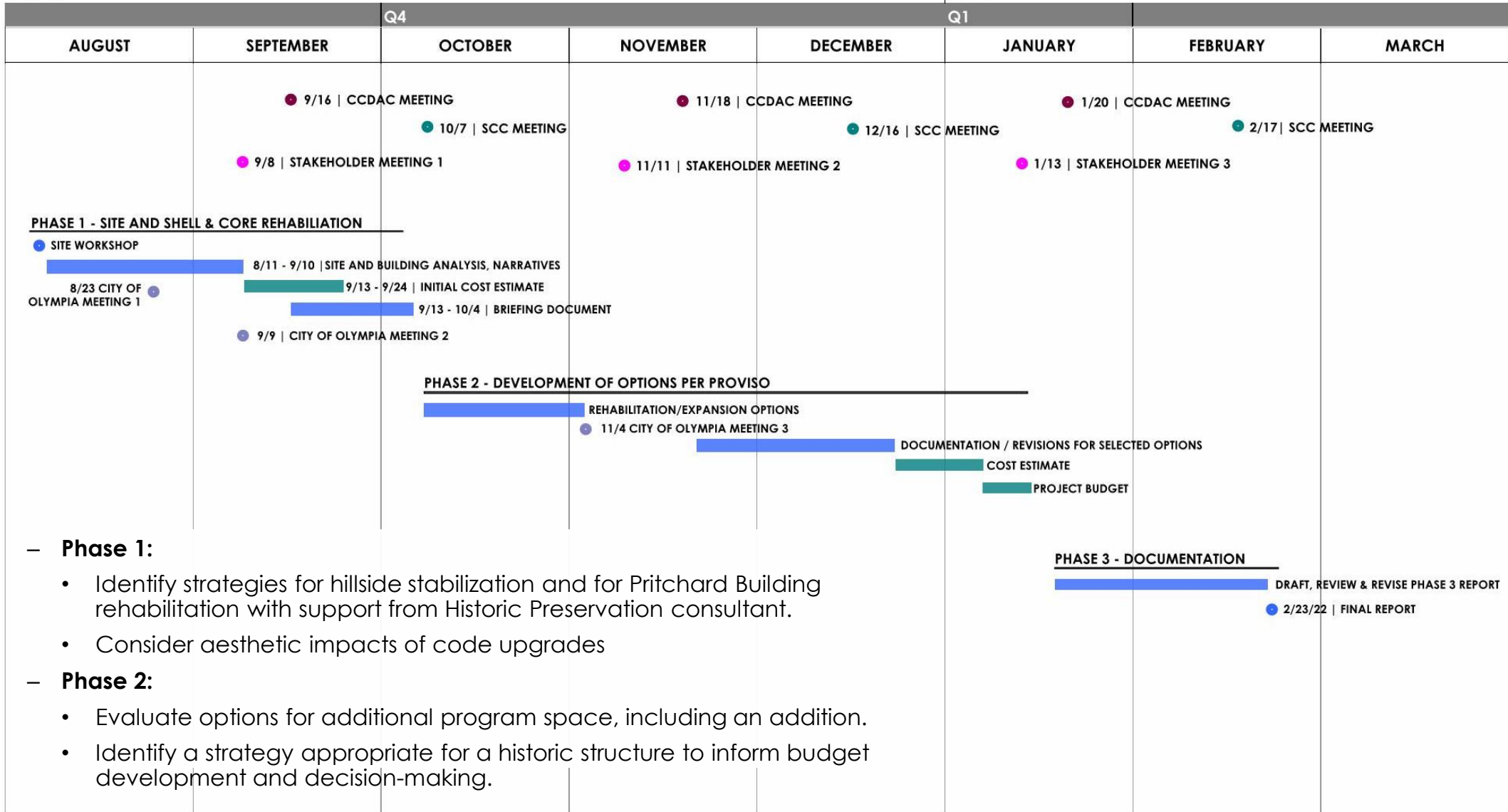


From 2009 West Capitol Campus Landscape Preservation Plan

WORK PLAN AND SCHEDULE

2021

2022



PHASE 1 STUDY PROGRESS

- Site workshop yielded three viable options for hillside stabilization that don't encroach on the building.
- Multiple structural reinforcement options have been narrowed down for the purposes of preliminary cost estimate.
- The team met with City of Olympia to update city staff on scope and goals of the study. Next meeting focused on technical questions is on September 9th.
- Site data gathering and code review are under way.

Discussion —