

LCM
STAKEHOLDER MEETING #7
PRITCHARD
01 19 2022

Clarissa Easton AIA, Project Director
Facility Professional Services

AGENDA

- Legislative Campus Modernization (LCM) project
 - *90-Day Look Ahead, including Special Joint SCC/CCDAC meeting (Easton)*
 - *SEPA checklist development information (Easton)*
 - *Pritchard Validation Study – (BuildingWork and Mithun)*

90 DAY LOOK AHEAD

January 2022

- Pritchard cost estimates available 1/12/2022.
- LCM Stakeholder Meeting #6: Newhouse 1/13/2022.
- PET meeting 1/14/2022.
- Pritchard PRP meeting 1/18/2022.
- Heritage Caucus meeting 1/19/2022.
- LCM Stakeholder Meeting #7: Pritchard 1/19/2022.
- Joint SCC/CCDAC Pritchard Meeting 1/25/2022.

February 2022

- PET Meeting TBD.
- LCM Stakeholder Meeting #8: Newhouse TBD.
- LCM Stakeholder Meeting #9: Pritchard TBD.
- CCDAC Meeting 2/17/2022.

March 2022

- SCC Meeting 3/17/2022.
- LCM Stakeholder Meeting #10: tentatively 3/10/2022.
- Newhouse schematic design estimate available mid-March 2022.

April 2022

- Newhouse design development starts.

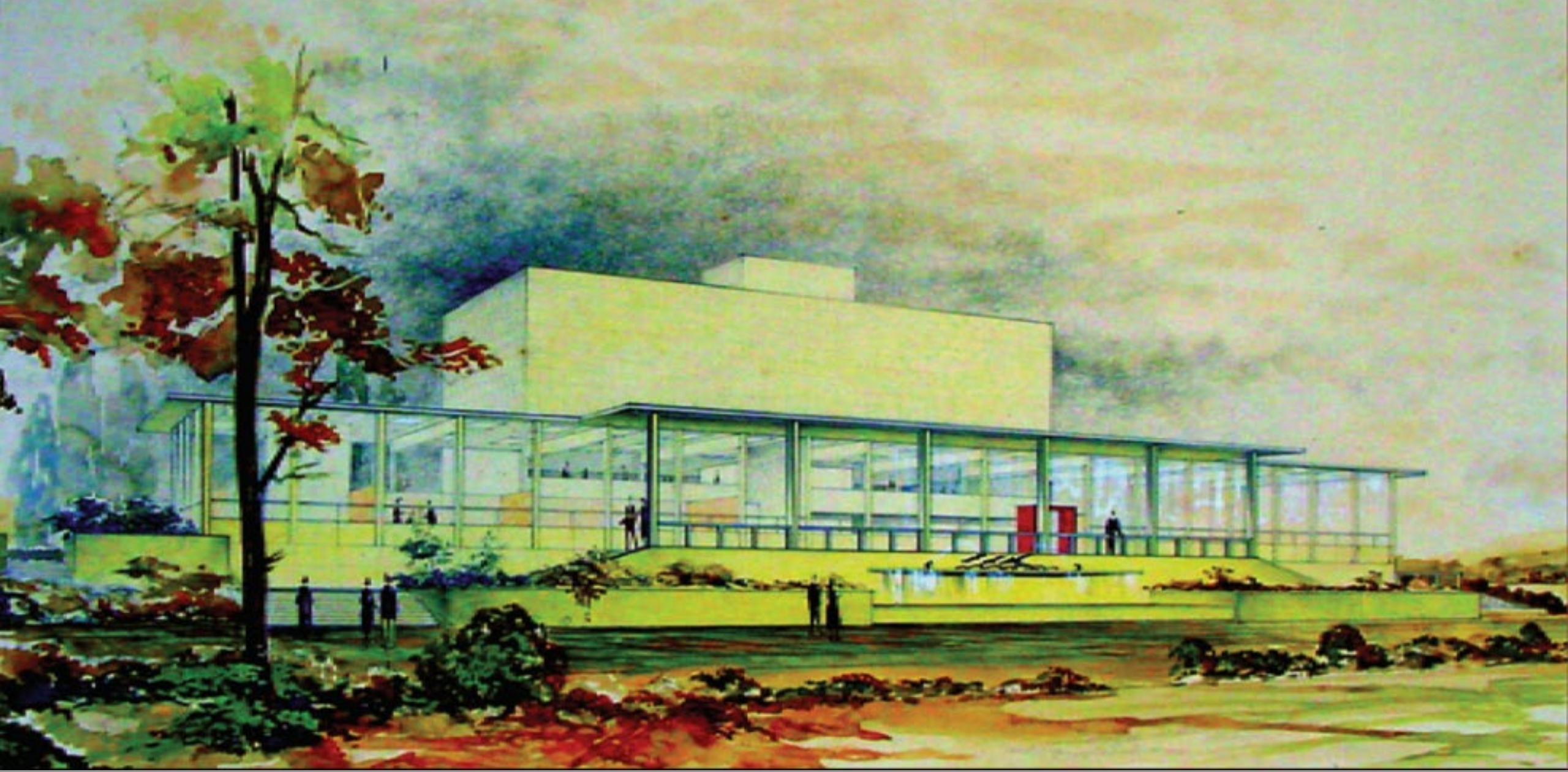
SEPA CHECKLIST DEVELOPMENT

- SEPA is designed to ensure environmental values are considered during decision-making. The SEPA process occurs prior to design and permitting processes.
- LCM requires a non-project SEPA checklist to address the LCM project as a whole. Separate project SEPA checklists will be prepared for each subproject within the scope of LCM, including the Newhouse and Pritchard projects. These will build on the non-project checklist.
- The questions included within the SEPA checklist are based on established environmental elements and apply to all parts of a project proposal.
- The SEPA checklist examines the environmental elements and assesses potential impacts and mitigation measures or strategies available to offset impacts, where possible.
- Environmental elements include:

Earth, air, water, plants, animals, energy and natural resources, environmental health, noise, land and shoreline use, housing, aesthetics, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities

SEPA CHECKLIST DEVELOPMENT

- We are continuing our proactive approach to gathering information in support of the SEPA checklist and want to make sure we're being thorough.
- With help from local historic preservation experts, we have convened sessions with representatives of City of Olympia; Olympia Heritage Commission; Olympia Historical Society and Bigelow House Museum; State Department of Archaeology and Historic Preservation; Washington State Arts Commission; and Friends of Seattle's Olmsted Parks.
- We want to know what else you think we should be considering in relation to the elements on the SEPA checklist.
- We would like to hear your thoughts today, but please continue to email comments to DESLCM@des.wa.gov.
- DES will be seeking input on other, broad-based issues concurrently. As an example, DES is developing a workgroup separate from the LCM process to address parking issues on the Capitol Campus.



LCM PHASE 3 - PRITCHARD BUILDING EXPANSION/REHABILITATION VALIDATION STUDY —

LCM STAKEOLDER MEETING | JANUARY 19, 2022

HOUSE BILL 1080 2021– 22: PRITCHARD BUILDING PROVISO

PROGRAM

- (a) A high-performance building that meets net-zero-ready energy standards, with EUI<35
- (b) Sufficient program space required to support House of Representatives' offices and support functions
- (c) Additional office space necessary to offset House of Representatives' members and staff office space eliminated in the renovation of 3rd and 4th floors of the John L. O'Brien Building

PROCESS

- analysis of seismic, geotechnical, building codes, constructability, and costs associated with renovation and expansion of the Pritchard Building to accommodate tenant space needs
- a third-party historic preservation specialist to ensure compliance with the Secretary of the Interior's standards and other applicable standards for historic rehabilitation
- a public engagement process including CCDAC and SCC

Primary Goals for the Rehabilitation of the Pritchard Building:

1. Develop an effective strategy to reuse the Pritchard Building to serve Legislative functions (as required by the Legislative Campus Modernization project)
2. Address the building's life safety, accessibility, and building code deficiencies with minimal visual and spatial impact to the historic character defining features of the building
3. Restore the Wilkeson sandstone façade cladding
4. Restore the Reading Room façade by replacing the non-original, incompatible window system with an appropriate un-divided window system to match the original
5. Remove incompatible alterations to the Reading Room interior where possible, such as ductwork and interior dividing walls
6. Preserve original public artworks at building interior and exterior

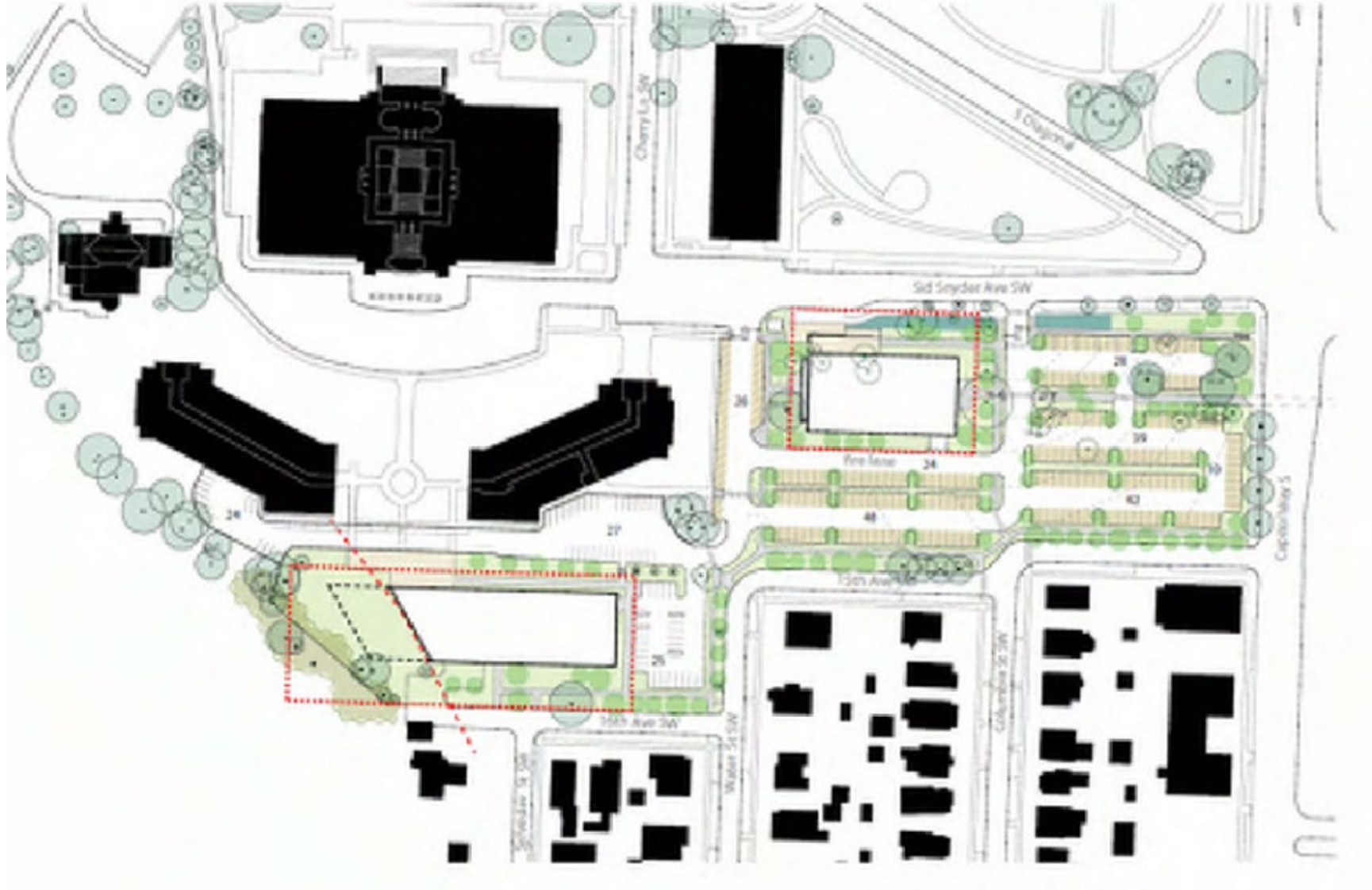


AGENDA —

- Preferred Alternative: Rehabilitation/Expansion Option A
- Discussion

**PREFERRED ALTERNATIVE:
REHABILITATION/EXPANSION OPTION A**

PHASE 2 – REPLACEMENT OPTION



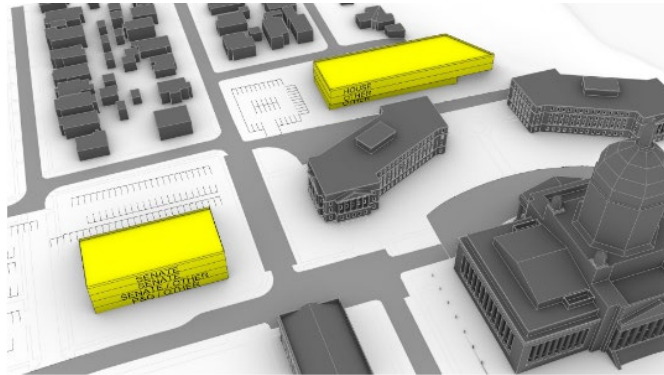
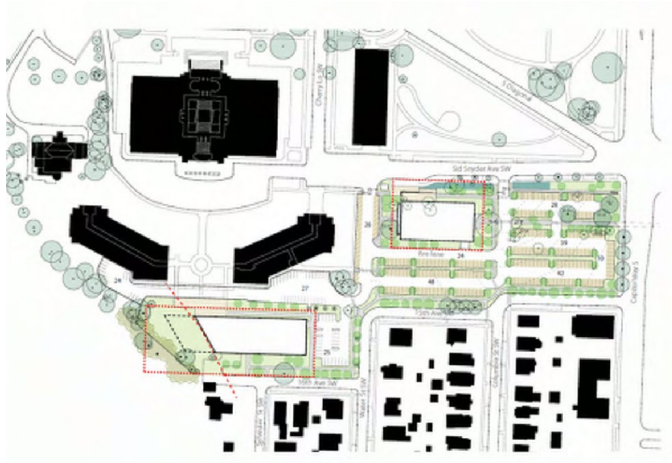
PHASE 3 – REHABILITATION/EXPANSION OPTION A



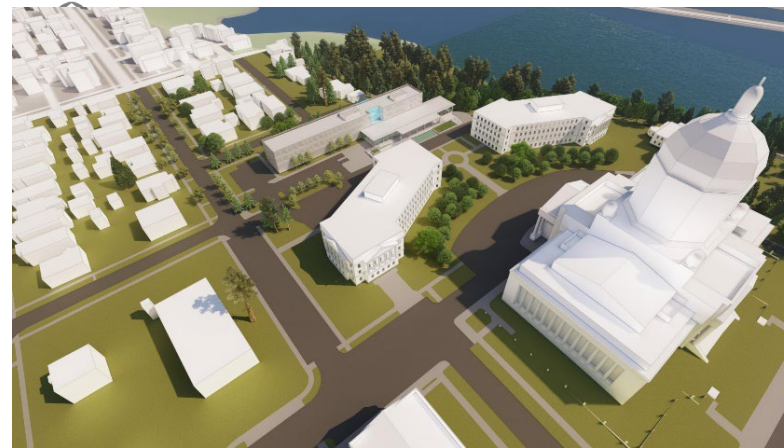
PHASE 3 – REHABILITATION/EXPANSION OPTION B



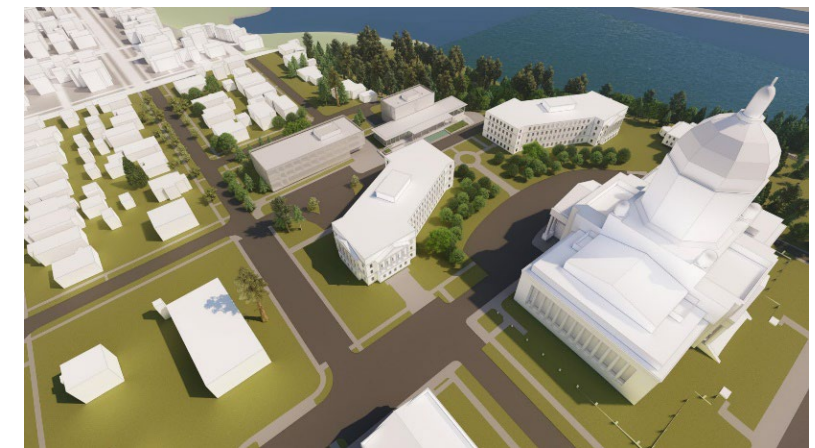
BUILDING REHABILITATION/EXPANSION OPTIONS – SITE PLANS & BIRD'S EYE VIEWS



Replacement Option
Approximately 52 parking spaces

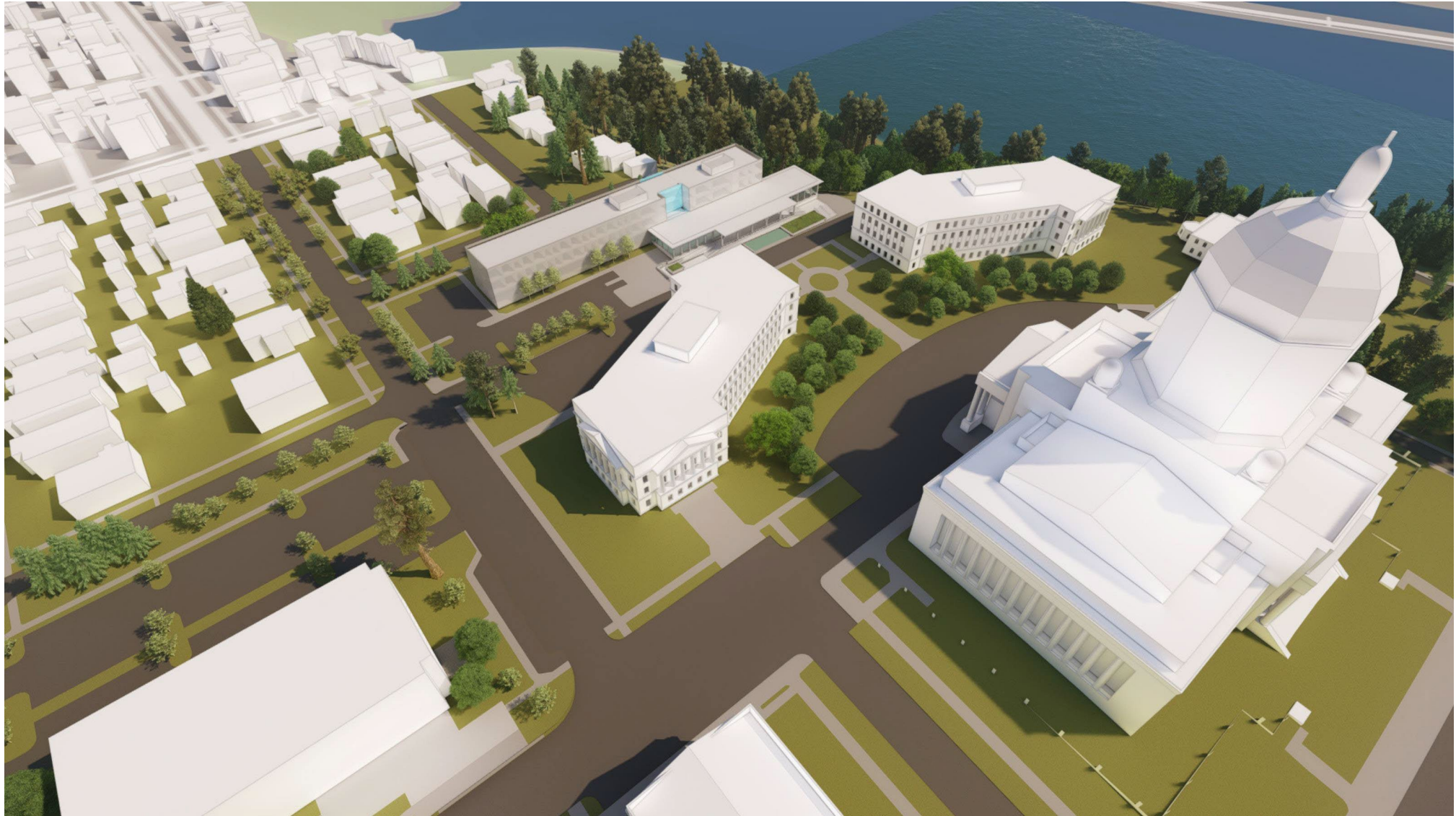


Rehabilitation/Expansion Option A
Approximately 45 – 52 parking spaces



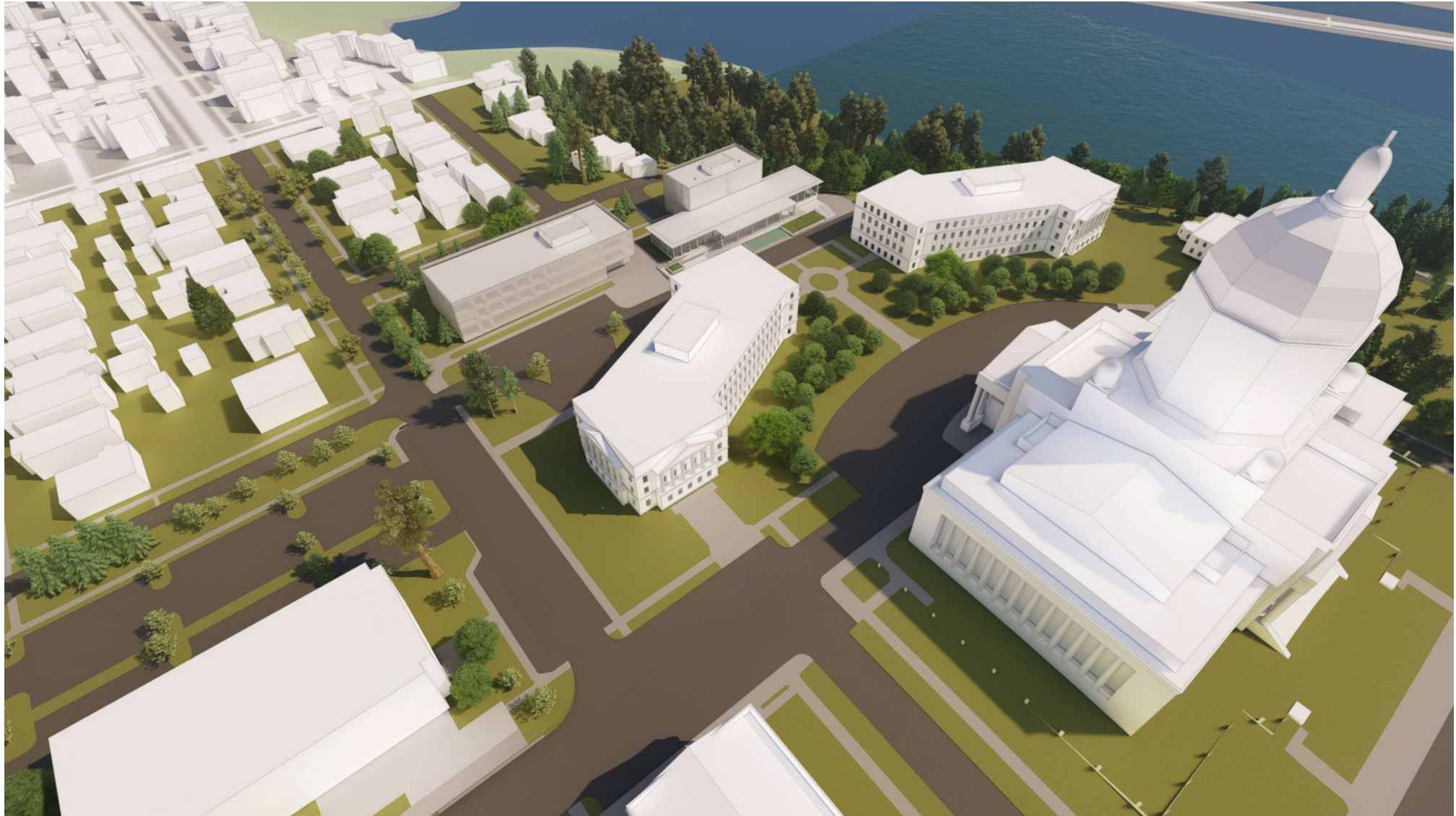
Rehabilitation/Expansion Option B
Approximately 45 parking spaces

BUILDING REHABILITATION/EXPANSION OPTION A



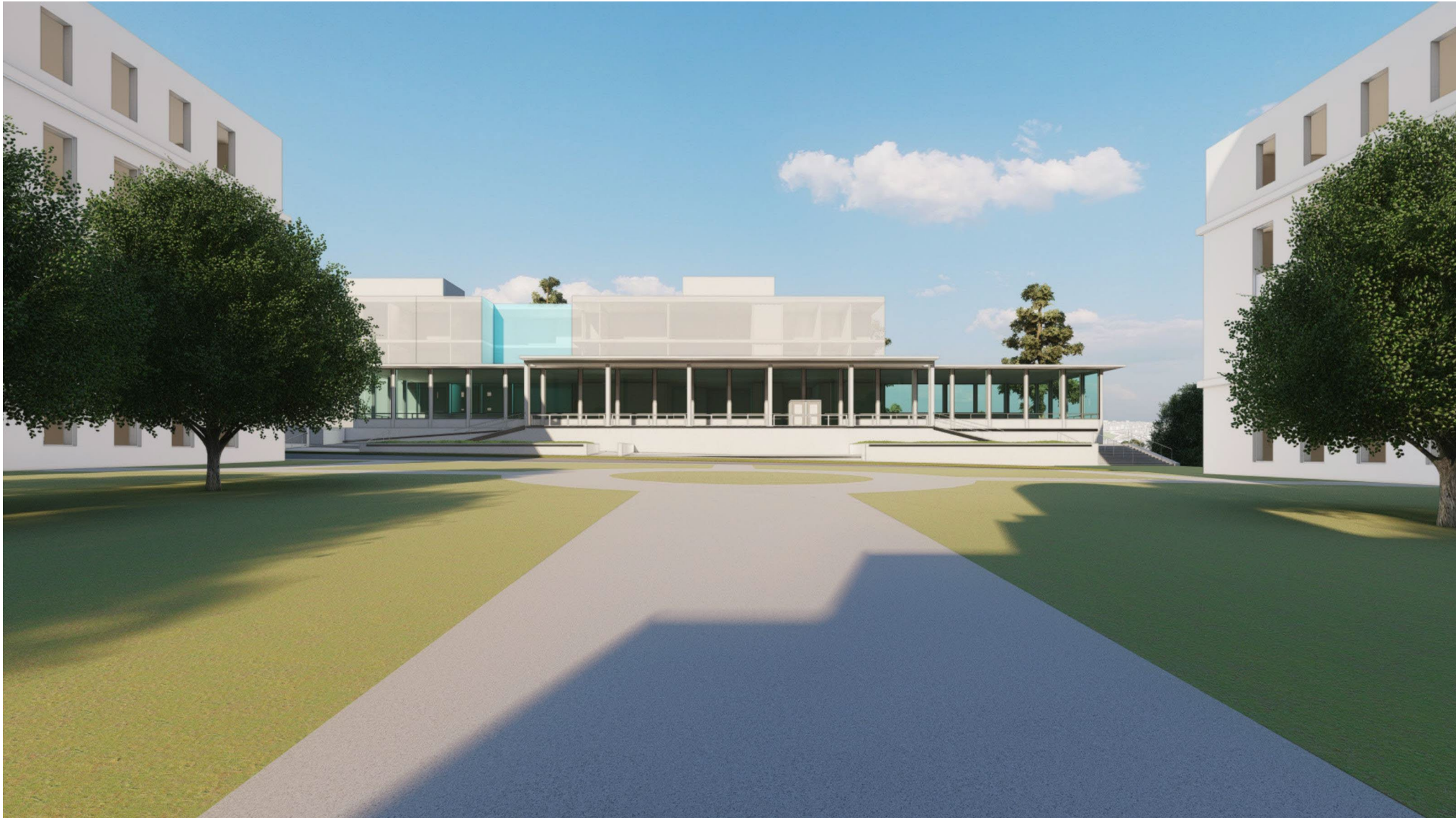
Bird's eye view

BUILDING REHABILITATION/EXPANSION OPTION B



Bird's eye view

BUILDING REHABILITATION/EXPANSION OPTION A



View from Legislative Building

BUILDING REHABILITATION/EXPANSION OPTION B



View from Legislative Building

BUILDING REHABILITATION/EXPANSION OPTION A



View from West Capitol Group Court

BUILDING REHABILITATION/EXPANSION OPTION B



View from West Capitol Group Court

BUILDING REHABILITATION/EXPANSION OPTION A



View from corner of 16th Ave and Water Street

BUILDING REHABILITATION/EXPANSION OPTION B



View from corner of 16th Ave and Water Street

COMPARISON TABLE

Description	Replacement	Rehabilitation/ Expansion Option A	Rehabilitation/ Expansion Option B
Status of existing Pritchard Building	Demolished	North bar rehabilitated, Stacks replaced	North bar rehabilitated, Stacks replaced
Entry	One, may be off axis w/ dome due to slope setback requirements	One, on axis with dome	Two, addition off axis w/ dome
Parking	52 spaces	45 - 52 spaces	45 spaces
Program layout	<ul style="list-style-type: none"> - Single building core, - Two elevators in one building - All occupied space receives daylight - Doesn't include Washington Room 	<ul style="list-style-type: none"> - Single building core, - Two elevators in one building - Occupied space in the basement lacks access to daylight - Includes Washington Room 	<ul style="list-style-type: none"> - Two building cores - One elevator in each building - All occupied space receives daylight - Includes Washington Room
Building size	72,400 BSF Constrained by security and steep slope setbacks and by parking lot size	72,400 BSF Constrained by security setbacks and parking lot size	75,600 BSF Constrained by security setbacks and parking lot size
Construction type	Flexible	Stacks replacement and addition are constrained by existing building.	Stacks replacement is constrained by existing building; East building is flexible.

COMPARISON TABLE

Description	Replacement (Updated from November 2020 Phase 2 estimates)	Rehabilitation/ Expansion Option A	Rehabilitation/ Expansion Option B
Preliminary project cost escalated at 4% to September 2026 (mid-point of construction)	\$98,800,000 (6.5% increase since November 2020, based on 72,400 BSF)	\$120,184,000 (21.61% higher than replacement, based on 72,400 BSF)	\$121,716,000 (23.3% higher than replacement, based on 75,600 BSF)
Hillside Stabilization	Excluded in Phase 2 Recommend adding ~ \$6M (escalated) to include secant wall hillside stabilization	Integrated with building foundations	Integrated with building foundations

Preliminary cost estimates above are under review and will be adjusted based on reviewers' comments.

COMPARISON TABLE

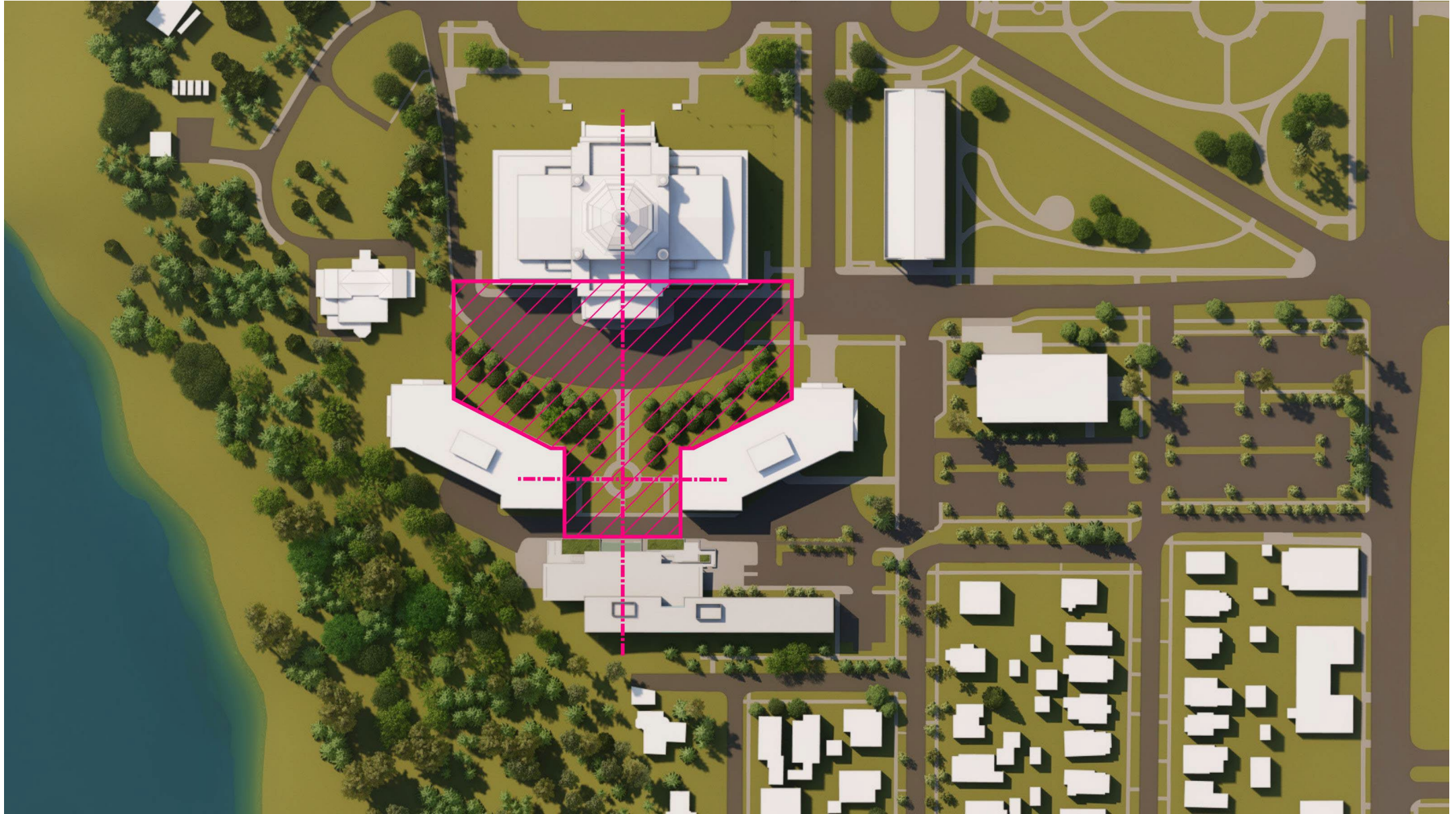
Description	Replacement	Rehabilitation/ Expansion Option A	Rehabilitation/ Expansion Option B
Proviso goal (a): Zero Energy-Ready (ZER) energy standards	<ul style="list-style-type: none"> - Complies with ZER, includes PVs on the roof - Zero Energy (ZE) assumes PVs over parking and electrical campus infrastructure upgrade 	<ul style="list-style-type: none"> - Complies with ZER, includes PVs on the roof - ZE assumes PVs over parking and electrical campus infrastructure upgrade, - Requires greater energy production to offset energy loss through existing building. 	<ul style="list-style-type: none"> - Complies with ZER, includes PVs on the roof - ZE assumes PVs over parking and electrical campus infrastructure upgrade, - Requires greater energy production to offset energy loss through existing building.
Proviso goal (a): EUI < 35	Complies	<ul style="list-style-type: none"> - Potentially feasible - Need to mitigate energy loss through existing building, requires energy modeling during design. 	<ul style="list-style-type: none"> - Potentially feasible - Need to mitigate energy loss through existing building, requires energy modeling during design.
Proviso goal (b): Sufficient program space for House of Representatives offices and support functions	Complies	Complies	Complies
Proviso goal (c): Additional office space to offset House of Representatives space eliminated in the renovation of 3 rd and 4 th floors of JLOB	Complies	Complies	Complies

PREFERRED ALTERNATIVE

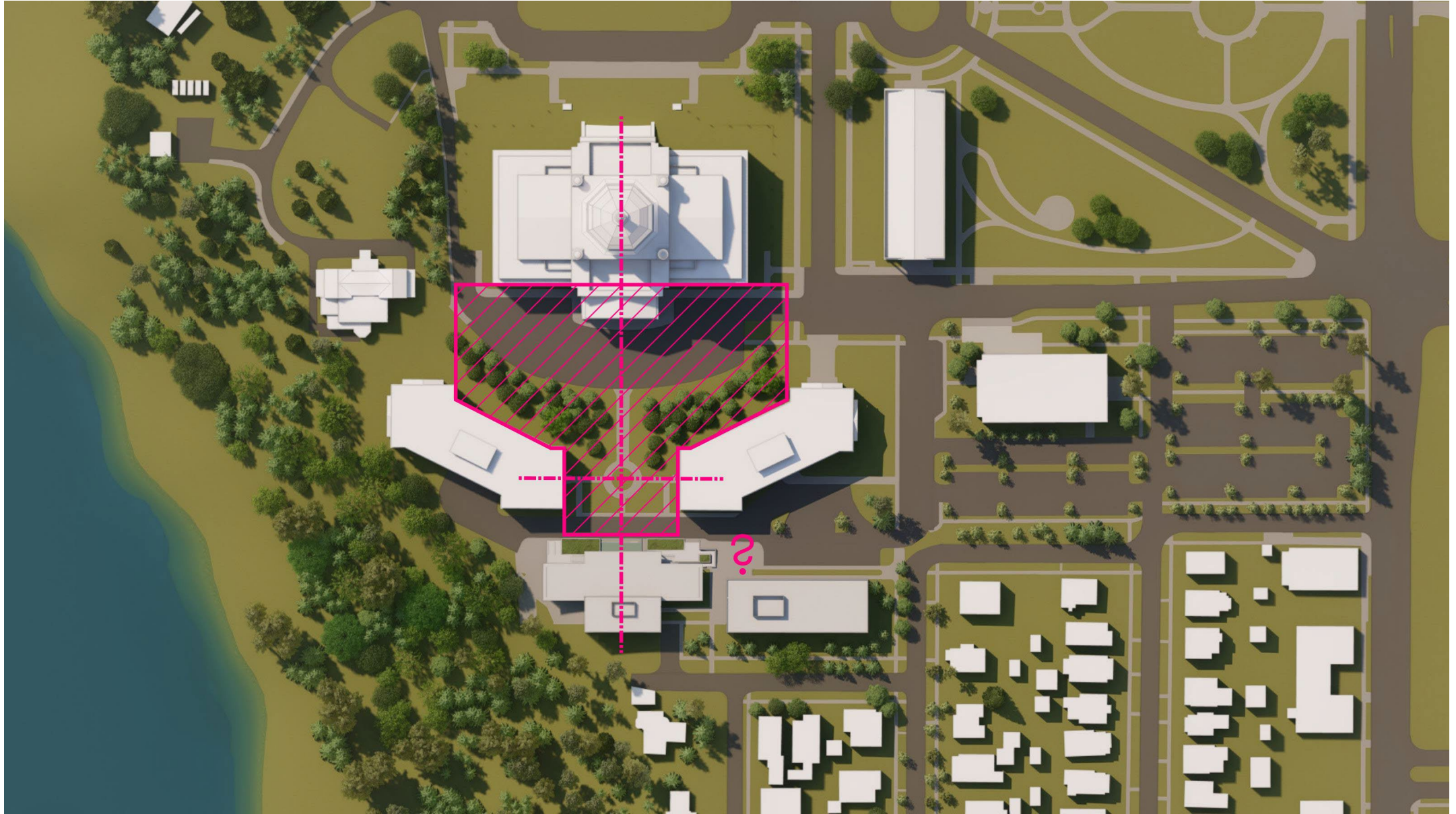
Rehabilitate and expand the Pritchard Building per Option A

- Maintain the integrity of the Olmstead Plan.
 - Preserve the symmetrical / axial / figure-ground relationship of legislative buildings sited around a shared open space.
- Demonstrate the State’s commitment to stewardship of historic resources.
 - Maintain Pritchard’s National Register of Historic Places status.
- Maximize access, wayfinding and operational efficiency by consolidating the program in a single facility.
- Maximize the opportunity for a successful project.

PHASE 3 – REHABILITATION/EXPANSION OPTION A: RELATIONSHIP TO OLMSTED PLAN



PHASE 3 – REHABILITATION/EXPANSION OPTION B: RELATIONSHIP TO OLMSTED PLAN



DISCUSSION

THANK YOU!



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