

## Capitol Campus Design Advisory Committee

*Dan Miles (2023 Chair, Architect-2), Marc Daily (2023 Vice Chair, Urban Planner),  
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Joel McEntire, Alex  
Rolluda (Architect-1), and Kristin Glandon (Landscape Architect)*

### HYBRID ACCESS MEETING

PLEASE ACCESS THE MEETING VIA THE FOLLOWING LINK: <https://des-wa.zoom.us/j/99486003958?pwd=cHhMTURpN3Y5S3dUWFFlcTBLTmZz09>

Passcode: 540633

## MAY 18, 2023

Time	Agenda Items	Presenter	Desired Outcome
10:00	1- Call Meeting to Order	Dan Miles (CCDAC Chair)	
10:10	2- Approval of Minutes	Dan Miles (CCDAC Chair)	<b>Decisional</b> - Review and approval of minutes for CCDAC Feb 16 2023 meeting.
10:15	3- Public Comment Period	Dan Miles (CCDAC Chair)	<b>Informational</b> - DES will summarize any public comments received.
10:35	4- 2023-25 Capital Budget funded projects	John Lyons (DES Staff)	<b>Informational</b> - DES will provide a status update.
11:00	5- LCM Project Update	Bill Frare (DES Staff)	<b>Informational</b> - DES will provide a status update.
11:30	6- Future Announcements and Adjournment of Meeting	Dan Miles (CCDAC Chair)	

#### Upcoming Committee Meetings Schedule:

Next SCC Meeting (2023 Qtr2):

Next CCDAC Meeting (2023 Qtr3):

Thursday, June 15, 2023; 10AM

Thursday, August 17, 2023; 10AM



## **Capitol Campus Design Advisory Committee**

*Dan Miles (2023 Chair, Architect-2), Marc Daily (2023 Vice Chair, Urban Planner),  
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Joel McEntire, Alex  
Rolluda (Architect-1), and Kristin Glandon (Landscape Architect)*

**MAY 18, 2023**

(REMOTE ACCESS MEETING)

### **2- Approval of Meeting Minutes**

The draft minutes for the  
CCDAC February 16, 2023 Meeting  
were provided in the today's meeting packets.

# CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING

Remote Access Meeting  
Olympia, Washington 98504  
February 16, 2022  
10:00 a.m.

## Draft Minutes

---

### MEMBERS PRESENT:

Dan Miles, (Chair) Architect 2  
Marc Daily, Urban Planner  
Randy Bolerjack (for Secretary of State)  
Kristin Glandon, Landscape Architect  
Senator Sam Hunt  
Representative Joel McEntire  
Alex Rolluda, Architect 1

### MEMBERS ABSENT:

Senator Phil Fortunato

### OTHERS PRESENT:

David Baker, Department of Enterprise Services  
Sarah Bannister, Senate  
Cynthia Barrett, Department of Enterprise Services  
Ariel Birtley, Department of Enterprise Services  
Emilie Brown, Department of Enterprise Services  
Paul Campos, Olympia Historical Society  
Sharon Case, South Capitol Neighborhood Association  
Nick Clesi, Miller Hull  
Clarissa Easton, Department of Enterprise Services  
Chris Ferguson, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Jennifer Gerard, Department of Enterprise Services  
Valerie Gow, Puget Sound Meeting Services  
Greg Griffith, Olympia Historic Society  
Craig Gunn, Department of Enterprise Services  
Ashley Howard, Department of Enterprise Services  
Sidney Hunt, Department of Enterprise Services  
Majid Jamali, Department of Enterprise Services  
Linda Kent, Department of Enterprise Services

Jeff Landrie, DLR Group  
Ann Larson, Department of Enterprise Services  
Nouk Leap, Department of Enterprise Services  
Matt Lubbers, BNBuilders  
John Lyons, Department of Enterprise Services.  
Jeff MacDonald, Department of Enterprise Services  
Kimberly Marshall, Department of Enterprise Services  
Jennifer Masterson, Office of Financial Management  
Craig McKissick, Office of Legislative Support Services  
Allen Miller, Law Offices of Allen T. Miller  
Paul Parker, Olympia Historical Society  
Maurice Perigo, Department of Enterprise Services  
Jennifer Reynolds, Department of Enterprise Services  
Justin Rogers, Department of Enterprise Services  
Colleen Rust, Senate  
Sarian Scott, Senate  
Cynthia Stewart, League of Women Voters  
Ginny Streeter, Department of Enterprise Services  
James Troyer, Senate

### **Welcome and Introductions, Announcements & Approval of Agenda**

Chair Dan Miles called the Capitol Campus Design Advisory Committee (CCDAC) virtual meeting to order at 10:01 a.m. A meeting quorum was attained.

Chair Miles welcomed newly appointed member Kristin Glandon serving in the Landscape Architect position.

Members and staff provided self-introduction.

Chair Miles reviewed the meeting agenda: Approval of the CCDAC November 17, 2022 Meeting Minutes; Renaming Campus Buildings; and an update on the Legislative Campus Modernization Project. Time has been included on the agenda to receive public comments.

**Approval of CCDAC November 17, 2022 Minutes – Action**

*Senator Hunt moved, seconded by Marc Daily, to approve the CCDAC November 17, 2022 meeting minutes as published. A voice vote unanimously approved the motion.*

**Public Comment – Information**

Chris Ferguson, Government Relations Coordinator, reviewed the format for offering public comment during a hybrid meeting. Public comment is limited to two minutes. As of February 14, 2023, DES received no written public comments.

**Cynthia Stewart** reported she is representing the League of Women Voters of Washington. She and the League support renaming the Natural Resources Building to the Jennifer Belcher Building. Ms. Belcher was a member of the League and a courageous transformational representative of women serving in an elected office. She represented the League's principals. Although the Commissioner of Public Lands is a partisan office and the League is non-partisan in its advocacy, the League encourages all members to be politically engaged. As the first woman to break the glass ceiling of the Department of Natural Resources when elected as Commissioner, Ms. Belcher represented a model of what women can accomplish. As an advocate for a variety of state issues, the League recognizes that only one building on the Capitol Campus is named for a woman. Jennifer Belcher should be recognized because of what she achieved first as a legislator and then as the Commissioner of Public Lands. Ms. Stewart shared that her father grew up in logging camps across the state. As an adult, he believed in preserving forests, was a strong education advocate, and believed in the role the Department of Natural Resources historically played for education funding. Her father and mother became friends with Ms. Belcher over the years and supported her election. Ms. Stewart said she became a friend later as she assisted her parents at the end of their lives. She realized how Ms. Belcher served as a mentor for many women as she coached them in their careers. Ms. Stewart said she also worked for the Department of Natural Resources in the 1960s for two summers following graduation from high school and has a fondness for the role of the Department and its purpose. The committee should support honoring Ms. Belcher as she was a spectacular individual and served as the first female Commissioner of Public Lands and manager of the Department. The League requests the committee approve renaming the Natural Resources Building in her honor because of whom she represented and because of her legacy.

**Renaming Campus Buildings – Action**

Mr. Ferguson reported Senate Concurrent Resolution (SCR) 8402 was introduced during the current legislative session to rename the building located at 1111 Washington Street SE known as the "Natural Resources Building" to the "Jennifer Belcher Building." Current statutory authority, RCW 43.34.090, provides the Legislature the authority to approve naming new or existing buildings on the State Capitol grounds based on recommendations from the State Capitol Committee (SCC) and the Director of the Department of Enterprise Services (DES) with the advice of the Capitol Campus Design Advisory Committee (CCDAC).

Senator Hunt reported he co-sponsored the proposed bill to rename the building. The resolution was introduced in both the Senate and House. The Senate held a public hearing on the proposed bill that has been placed on the Senate calendar pending full action by the Senate and the House. It was important to brief the committee to enable the committee to forward a recommendation. Senator Hunt noted that he knew and worked closely with Ms. Belcher. She was an outstanding legislator and served as Chair of the State Government Committee. She was a member of the group promoting equal work for women in the state through efforts on job classifications and salaries with a goal to ensure equal treatment of women. She also was a stellar person and was known as one of the "Steel Magnolias" for her efforts to ensure comparable work legislation was passed, as well as passage of the Growth Management Act. She worked on a number

of important issues and was never fearful of stepping out to lead. She was elected twice as the Commissioner of Public Lands. During her stellar career, she protected forests while encouraging the state to receive the maximum return on state lands. It is appropriate to rename the Natural Resources Building for Jennifer Belcher.

Chair Miles, noting further comments from the committee, supported the appropriate renaming of the building. He requested consideration of a motion to recommend the State Capitol Committee approve renaming the building located at 1111 Washington Street SE from the “Natural Resources Building” to the “Jennifer Belcher Building.”

***Senator Hunt moved, seconded by Alex Rolluda, to recommend the State Capitol Committee approve renaming the building at 1111 Washington St. SE from the “Natural Resources Building” to the “Jennifer Belcher Building.” A voice vote unanimously approved the motion.***

#### **Legislative Campus Modernization Project Update – Informational**

Chair Miles invited Clarissa Easton, LCM Project Director, DES, to provide an update on the Legislative Campus Modernization (LCM) project.

Ms. Easton reported on the completion of the Legislative Modular Building in December with Senators and staff moving to the building. The project team is completing the closeout process for the project with Hoffman Construction and MSGS Architects. The building is part of the first phase of relocation of staff affected by the various phases of the LCM project.

The LCM Landscape Peer Review Panel continues to provide essential feedback as the project team moves through the designs for the Newhouse Building and the Pritchard Building renovation. The effort has received good participation from internal and external stakeholders. The efforts are being led by Barbara Swift and Deb Guenther of Seattle.

Ms. Easton displayed an illustration of the north elevation of the Newhouse Building replacement building facing the great lawn serving as the building’s main public entrance to the four-story building. Mobilization activities have been initiated by Hoffman Construction with fencing scheduled to be installed during the week of February 20, 2023. The project team continues to update all stakeholders as the project moves forward on demolition and construction of the new building. Hoffman Construction is negotiating bid package #4 with an estimated value of \$10 million for demolition contracts, hazmat contracts, concrete and floor contracts, level 1 slab, subterranean prep, piles for the foundation, and the elevator package.

Throughout the project, the South Capitol Neighborhood Association has contributed to the conversations to ensure the building’s four sides are equally considered in terms of aesthetic treatments. The south elevation is similar to the north elevation in terms of precast and bronze-like metal surrounding all glass. The south entrance serves as the main entrance for Senators and staff. The project is on schedule to meet substantial completion by November 2024.

Hoffman Construction is on schedule with the completion of the modular building followed by rapid turnover of existing buildings on Opportunity Site 6. A public meeting has been tentatively scheduled to review the Newhouse Building project and impacts from construction to the surrounding area. Save the Date messages have been publicized for the public meeting.

The DLR Group is leading the AE team and BNBuilders from Seattle is serving as the GC/CM for schematic design for both the Pritchard Building Renovation and Expansion project and renovation of two floors of the O’Brien Building for the House of Representatives and staff. Numerous project components under consideration include site issues, parking, landscape, budget, ensuring adherence to the program

requirements for House members, staff, food service, and shared services occupying the O'Brien Building. Deliverables for the schematic design are scheduled to be delivered on February 22, 2023. Within 45 days, the cost estimate will be finalized for reconciliation by the GC/CM and the independent cost estimator from the DLR Group followed by a DES review for releasing project information in early April.

Ms. Easton reminded the committee of the intensive review by the project team of American neoclassical architecture of the historic campus, which resulted in a very good design for the Newhouse Building replacement project.

The Pritchard Building Rehabilitation and Expansion project involves a nationally registered historic building designed by Paul Thiry and completed in 1958 of Wilkerson sandstone. The building serves as a monument of mid-century architecture in the state of Washington. Schematic design is nearly completed with the intent of giving the building a new life through rehabilitation, expansion, and stabilization of the hillside. The project creates space for state offices. During early schematic design, the DLR Group compared strong vertical elements of the Newhouse Building with other existing buildings. The project team is working closely with members from the Washington Department of Archeology and Historic Preservation (DAHP). The horizontal elements of the Pritchard Building and large expanse of glazing along the front elevation of the building are critical, as well as character defining. Those elements will be rehabilitated; however existing book stacks with a 7' 7" clearance between the floor and ceiling are uninhabitable and ineffective for creating new office space. The book stacks will be removed and rebuilt with the new building expansion intersecting with new area of book stacks. The first design concept consisted of a glass box for the replacement of the book stacks. However ongoing collaboration and consultation efforts with the DAHP determined the design was not an appropriate replacement of the book stacks. Another iteration considered the type of external clad materials as the removal of Wilkerson sandstone creates challenges. The vertical elements under consideration are pre-cast terra cotta or something similar.

Ms. Easton displayed several elevations of the proposed north façade of the Pritchard Building. She explained how the new design of vertical elements, while providing views from the interior offices, would appear solid externally. The team is appreciative of DAHP for its assistance as the design team works through different design themes for the solid stacks to be replaced by a new office building providing external views of the Legislative Building. Design goals for the interior are important to the stakeholders occupying the building. The team is considering the decorum and the seriousness of the project. The interior design should be timeless while creating a sense of place with visual reference to the outdoors and the Olmsted landscape housing Capitol Campus. All interiors will be designed to achieve a 100-year lifespan. The Pritchard Building design package is scheduled for delivery next week with the pricing exercise commencing.

The design team is considering the reconfiguration of floors 3 and 4 of the O'Brien Building. Some walls will be removed with space reconfigured to add consistency to House offices. Corridors will be widened to provide adequate ADA access and places to accommodate the public meeting with legislators. The renovation will improve space for occupants of the buildings. The renovation will result in 13 offices on the third floor and 16 offices on the fourth floor. The schematic design package is in progress while the team continues to work on phasing the project.

Senator Hunt asked about the status of recycling some materials from the Newhouse Building and the Press Buildings, as well as whether the modular building would be available to house occupants displaced by the Pritchard Building project. Ms. Easton said the Newhouse project is scheduled for completion in November 2024. Current occupants will move from the modular building to the new replacement building affording space for the occupants of Pritchard to move during the construction of the Pritchard project. Timing of the Pritchard/O'Brien projects is being reviewed to ensure the schedule for the modular building accommodates

placement of occupants displaced by the projects over the next five to six years. In terms of reusing materials and saving imbedded carbon contained in the Newhouse and the two press structures, the efforts by the LCM Project Manager, Miller Hull, and Hoffman Construction have generated ideas for reuse and salvaging materials in the three buildings. Senate colleagues were involved in the assessment of sandstone, interior doors, and interior glass. Those materials will be reused in the design of the Newhouse Building. Additionally, attic spaces for the press structures resemble gothic cathedrals in Europe because of old growth framing supporting attic spaces. Old growth framing will be salvaged. A recent question from a House member spoke to the status of preserving the bronze lighting on the exterior of the building. The lighting will be salvaged and used to light the western terminus of the pedestrian bridge when it is reconstructed.

Mr. Rolluda asked whether the illustrations of vertical fins of the book stacks are sandstone. Ms. Easton said the design team is currently assessing how the panels could be reused on the south side of the building. The vertical elements as illustrated are likely precast or terra cotta. The team is pursuing an extensive assessment of exterior cladding materials to identify the right type of material to meet the value of the design. It is unlikely existing sandstone panels could be reused on the north elevation because of the dimensions of glazing the new design incorporates. Offices on floors 2 and 3 facing the Legislative Building will house members of the House. The team is striving to incorporate high performing glazing construction while enabling views from the interior.

Chair Miles asked whether the budget proviso delineates funds separately for new construction for the Pritchard project versus renovation of the O'Brien Building. Ms. Easton explained that one budget has been allocated for the Pritchard project. The team is documenting costs associated with historic preservation requirements, hillside stabilization, and other elements of the Pritchard project.

Chair Miles asked whether the integration of the addition to the Prichard Building into the Capitol Campus Landscape Plan and its relationship to South Capitol Neighborhood would be part of the schematic design package. He asked about the status of reviewing proposed initial design options as part of the schematic package at the committee's next meeting. Ms. Easton responded that the LCM Peer Review Panel received three presentations on the landscape concepts and additional information on extending conifer coverage from the hillside from the south of the building to integrate within the new landscape surrounding the Newhouse Building. The intersection of 15<sup>th</sup> and Water Street is important as a bridge for significant-sized fir trees. The "conifer collar" will wrap to the side of the building and create a strong landscape buffer between the South Capitol Neighborhood and the expanded Pritchard Building, as well as tying to the Newhouse Building. Some drawings of the landscape design will be shared during the public meeting.

Chair Miles thanked staff for the update and for their efforts on the LCM project.

#### **Future announcements and Adjournment of Meeting – Action**

For information on future meetings, visit the SCC and CCDAC website for meeting dates, minutes, and meeting agendas. The next SCC meeting is scheduled on Thursday, March 16, 2023 at 10 a.m. The next CCDAC meeting is scheduled on Thursday, May 18, 2023 at 10 a.m. At this time, all meetings are scheduled as remote/hybrid meetings. Instructions for accessing the meetings are provided on the meeting agendas posted on the DES website for each meeting.

**With there being no further business, Chair Miles adjourned the meeting at 10:53 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, psmsoly@earthlink.net

## Capitol Campus Design Advisory Committee

*Dan Miles (2023 Chair, Architect-2), Marc Daily (2023 Vice Chair, Urban Planner),  
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Joel McEntire, Alex  
Rolluda (Architect-1), and Kristin Glandon (Landscape Architect)*

**MAY 18, 2022**

(HYBRID ACCESS MEETING)

### 3- Public Comment Period

#### **Instructions for Public Testimony at Meeting:**

1. A dedicated time of up to 20 minutes as Public Comment Period for items listed on today's meeting agenda.
2. Individuals may provide verbal testimony for up to 2 minutes at the sole discretion of the CCDAC Chair.
3. Individuals requesting to provide testimony are requested to **Type their first and last name using the Q&A feature within the Zoom Webinar.**
4. CCDAC Chair will recognize individuals by name using the list provided in the Zoom Webinar Q&A feature.
5. DES Staff will request the recognized individual to act and “unmute” their own microphone using Zoom features.
6. Failure by a recognized individual to “unmute” their microphone in a timely manner may forfeit opportunity to provide testimony. Forfeiture will be the discretion of the CCDAC Chair.
7. Following completion of an individual's testimony, DES staff will clear the individual's name from the Zoom Webinar Q&A feature and will “Mute” (or turn off) the individual's microphone for the duration of the CCDAC meeting.

***NOTE:** The CCDAC Chair reserves the right to end the public comment period of any individual for repetitive remarks or testimony that is unrelated to the agenda or matters before CCDAC; or further, the CCDAC Chair may reduce the limit or close the public comment period based on the total number of requests, content of testimony received, or time remaining for the Public Comment Period.*



# PUBLIC COMMENT PERIOD

05 18 2023

Chris Ferguson, Government Relations



1

## PUBLIC COMMENT PERIOD INSTRUCTIONS

**Please find the below steps to participate during the public comment period:**

- To request an opportunity to speak, please type your first and last name in the Q&A section of the zoom webinar.
- DES Staff will let the CCDAC chair know who has signed up for public testimony.
- DES Staff will allow the individual to speak and ask that they unmute their mic to do so.
- Failure to unmute may forfeit the individual's opportunity to speak. Forfeiture will be at discretion of the CCDAC chair.
- Individuals will be given 2 minutes to provide public testimony
- **Please note:** If you submitted written testimony via email, your letter was distributed and please only summarize your comments.

2

# THANK YOU



SCC-  
CCDACPublicComments@des.wa.gov



(360)790-7758



Des.wa.gov



## **Capitol Campus Design Advisory Committee**

*Dan Miles (2023 Chair, Architect-2), Chris Jones (2023 Vice Chair, Urban Planner),  
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Laurie Dolan,  
Representative Joel McEntire, Alex Rolluda (Architect-1), and Kristin Glandon (Landscape Architect)*

**MAY 18, 2023**

(HYBRID ACCESS MEETING)

**4 – 2023-25 Funded Capital Projects**

**INFORMATIONAL ITEM**

## Capitol Campus Advisory Committee

May 18, 2023

### **4- 2023-25 Funded Capital Projects – Overview**

Purpose: **Informational**

Sponsor(s): Bill Frare, DES FPS Assistant Director

Presenters: John Lyons, AIA, DES FPS PPD Assistant Program Manager - Planning

#### **Description:**

The State Budgeting, Accounting, and Reporting System Act (Chapter 43.88 RCW) outlines a comprehensive approach to capital budget planning that emphasizes a long-term perspective. State agencies must develop and submit a ten-year proposed capital spending plan, beginning with the next biennium.

The capital budget request covers the first two years of the agency's Ten-Year Plan. It includes a broad range of construction, maintenance, and planning projects for the Capitol Campus and other DES-managed properties. The budget request provides detailed information on the scope, schedule, and proposed funding for these projects.

This agenda item offers a high-level overview of the funded projects in the Department of Enterprise Services 2023-25 capital budget request. It provides an overview of the major work categories and selected projects approved for funding.

#### **Next Steps:**

None.

#### **Requested Action:**

This is an informational item. No action by CCDAC is necessary.

#### **List of Attachments:**

Attachment: <<ADD Y- Agenda Title Item Name>> Presentation, <<ADD Presentation Date>>



# 2023-25 Capital Budget Funded Projects

**Bill Frare**, Assistant Director, FPS  
**John Lyons**, Assistant Program Manager – Planning  
May 18, 2022

 Washington State Department of  
**Enterprise Services**

1

## AGENDA

### Capital Budget Appropriation

1. Overview – *Informational*
2. Major Projects – *Informational*
3. Funding by Asset – *Informational*

2

## OVERVIEW BY PROGRAM

Total 23-25 Appropriation  
**\$160,025,000**

Project Count  
**30**

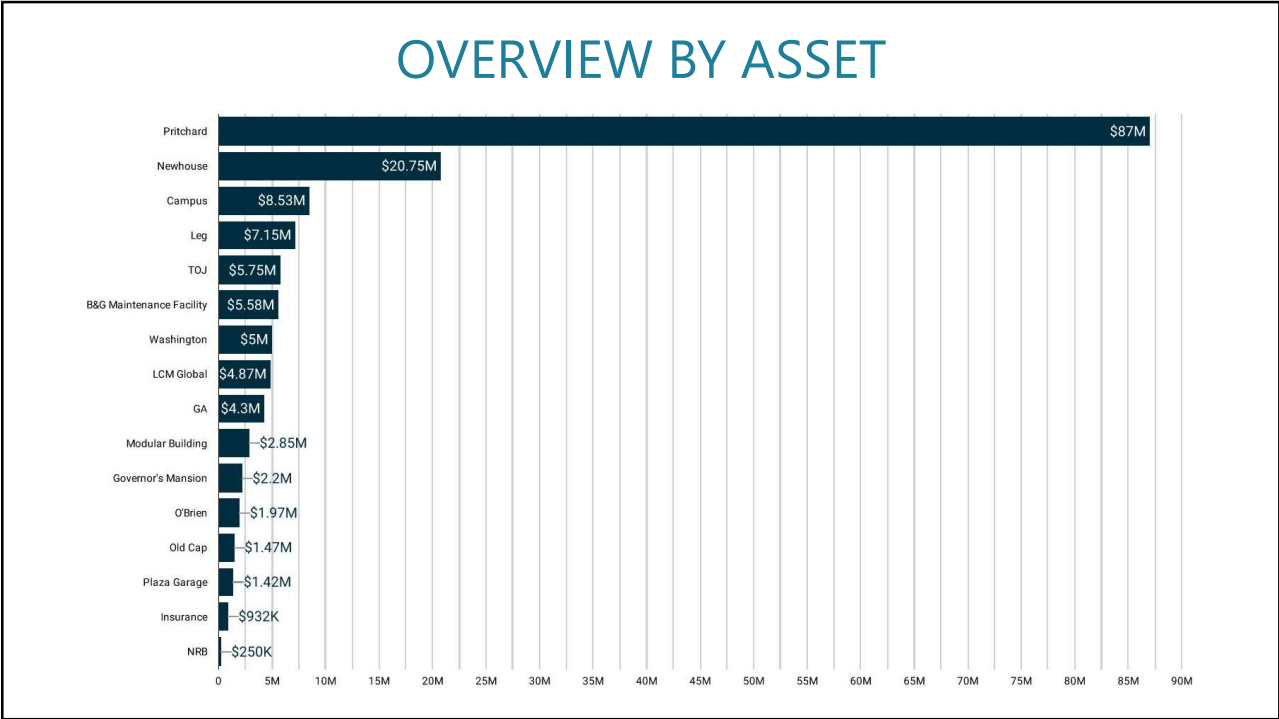
	Program	23-25 Appropriation ▾
1.	Legislative Campus Modernization	\$112.62M
2.	Other Major Projects	\$26.16M
3.	Elevator Modernization	\$7.69M
4.	Campus Physical Security and Safety Improvements	\$4.27M
5.	Minor Works	\$2.78M
6.	Capitol Campus Security & Safety Enhancements	\$2.22M
7.	Legislative Building Cleaning	\$1.97M
8.	Fire Systems Upgrades	\$1.02M
9.	Generator Replacement	\$854K
10.	District Energy Systems	\$450K

3

## MAJOR PROJECTS

	Project Title	23-25 Appropriation ▾
1.	B&G Maintenance Facility - Rebuild	\$5,582,000
2.	CBPS - Washington - Capital Preservation	\$5,001,000
3.	GA - Building Demolition	\$4,300,000
4.	Temple of Justice HVAC, Lighting and Water Systems	\$4,007,000
5.	CBPS - Modular Building - Critical Repairs & Upgrades	\$2,850,000
6.	Leg - Restore Chamber Skylights	\$2,696,000
7.	Old Cap - Roof Replacement	\$1,474,000
8.	NRB - Replace Piping for Wet Fire Suppression	\$250,000
	<b>Grand total</b>	<b>\$26,160,000</b>

4



5

# QUESTIONS?

6

# THANK YOU



[john.lyons@des.wa.gov](mailto:john.lyons@des.wa.gov)



360-628-2139



[des.wa.gov](http://des.wa.gov)





## **Capitol Campus Design Advisory Committee**

*Dan Miles (2023 Chair, Architect-2), Chris Jones (2023 Vice Chair, Urban Planner),  
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Laurie Dolan,  
Representative Joel McEntire, Alex Rolluda (Architect-1), and Kristin Glandon (Landscape Architect)*

**MAY 18, 2023**

(HYBRID ACCESS MEETING)

### **5 – Legislative Campus Modernization Project Update**

**INFORMATIONAL ITEM**

## Capitol Campus Design Advisory Committee

May 18, 2023

### **5- Legislative Campus Modernization Project – Update**

Purpose: **Informational**

Sponsor(s): Bill Frare, DES FPS Assistant Director  
Presenters: Clarissa Easton AIA, LCM Project Director

#### **Description:**

The 2021-23 Capital Budget (SHB 1080, Section 1111) appropriated funding for the Legislative Campus Modernization project, which includes:

- \$11.6 million for the global LCM subproject including temporary modular leased or purchased facilities, site development work to include Columbia Street, stakeholder outreach, and historic mitigation costs.
- \$64.5 million for the design and construction of the Newhouse Building replacement on Opportunity Site 6 to include:
  - Programmatic space requirements for Senate offices and support functions;
  - Building façade similar to American Neoclassical architectural style;
  - A high-performance, net-zero building having an EUI of 35 (or less);
  - Demolition of buildings located on Opportunity Site 6.
- \$8.5 million for the design of the Pritchard Building to include:
  - Programmatic space requirements for House of Representatives offices and support functions;
  - A high-performance, net-zero building having an EUI of 35 (or less);
  - Additional office space necessary to offset elimination of existing house offices for renovation of the O'Brien Building third and fourth floors.

Since the last CCDAC meeting, the following has been accomplished:

- Pritchard and O'Brien architectural Schematic Designs (SD) were completed March 31, 2023.
- Newhouse building permit comments have been received, and required revisions are nearly complete.
- All Newhouse bid packages have been received with subcontracts in development.
- LCM Stakeholder Meeting #17 was held March 30, 2023.
- Pritchard SEPA Checklist is under review by DES Responsible Official.

**Next Steps:**

- LCM Stakeholder Meeting #18 will be held May 25, 2023.
- Demolition of three existing buildings is complete.
- LCM Project Executive Team meeting will be held on June 8, 2023
- Pritchard and O'Brien design development (DD) phase will be complete in July 2023.

**Requested Action:**

This is an informational item. No action by CCDAC is requested.

**List of Attachments:**

Attachment: Legislative Campus Modernization Project Update – May 18, 2023.

# LEGISLATIVE CAMPUS MODERNIZATION PROJECT

## CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

May 18, 2023



1



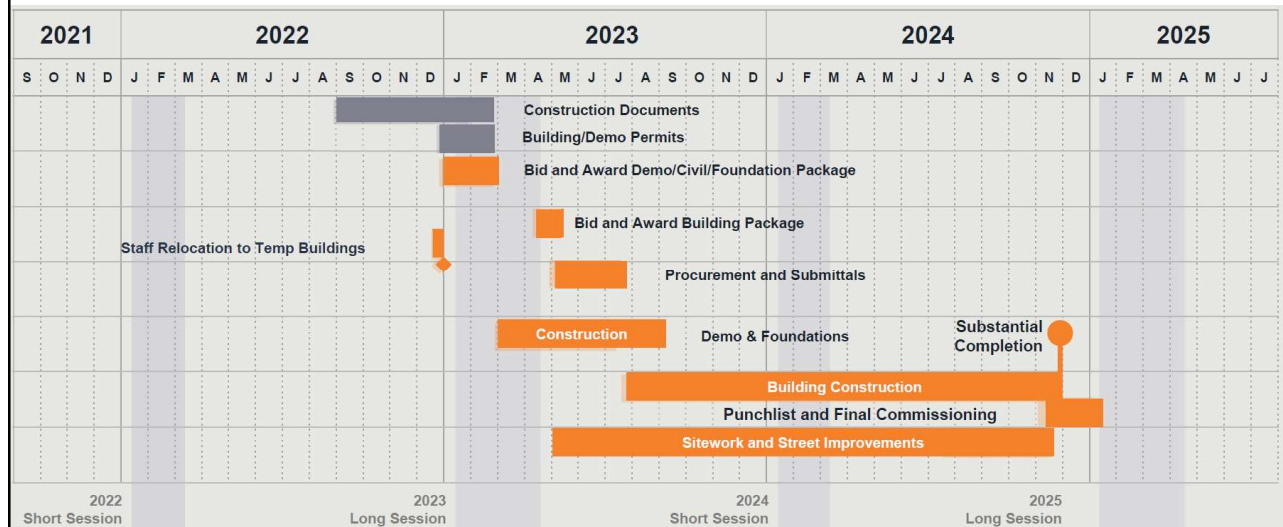
2

## NEWHOUSE BUILDING REPLACEMENT

- **Scope:** Building provides 59,240 square feet, including partial basement with elevator stop.
- **Schedule:**
  - Estimated Substantial Completion is November 2024.
  - Demolition of three buildings on site is nearly complete.
  - Washington State Arts Commission (ARTSWA) led process for selection of RYAN! to provide artwork for Newhouse; RYAN! is an enrolled member of the Confederated Tribes of the Colville Reservation.
- **Budget:**
  - Newhouse total target project cost is \$89.7M

3

## NEWHOUSE BUILDING REPLACEMENT SCHEDULE

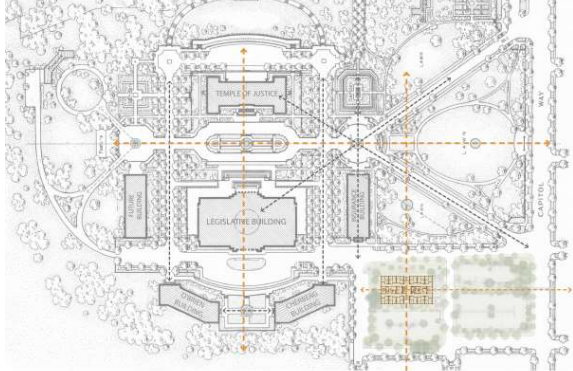




5




6

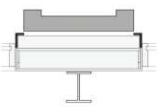



**RESPECT | INSPIRE**

Located at the center of government at the state of Washington's capitol campus, the design of the Newhouse building and surrounding landscape not only had to fit within the Olmsted Brothers master plan but also follow the strict requirements for the architecture to respond to the neoclassical style of the surrounding legislative buildings. By studying the facade of the design provides a modern interpretation of the neoclassical style through the use of elements such as depth/relief, scale/proportion, and axis/node. The application of precast concrete with bronze detailing on the exterior provides a contextual and timeless look to the building's facade.

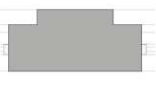



NEWHOUSE





CHERBERG



<p>CAPITAL 1:0.50 COURT OFFICES</p> <p>SHAFT 1:0.50 SHAWT OFFICES</p> <p>BASE 1:0.50 PUBLIC REGION</p>		<p>PROPORTION STUDY</p> <p>COLUMN</p> <p>BASE / PLINTH STYLOBATE</p>
--	---	--

**NEWHOUSE PROPORTION STUDY**  
*Modernized neoclassical design using historic motifs.*

**CHERBERG BUILDING**  
*Being sympathetic to the historic context.*

**MILLER HULL**

**HISTORICAL CONTEXT**  
**NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT** | The Miller Hull Partnership

7

# Historic Mitigation Plan

 **Building Removal**

In order to make room for the Newhouse building replacement, DES must remove the existing Newhouse structure and nearby press houses.

DES worked with the Washington State Department of Archaeology and Historic Preservation to create a historical mitigation plan that captures the history and significance of the current structures.

 **Mitigation Plan**

- Document buildings through professional photography.
- Salvage, reuse, and recycle building materials.
- Cultural history and context: written survey of Elizabeth Ayer's work, written and oral histories of press houses.
- Explain site history and context: ArtsWA partnership to incorporate public art and interpretive materials into the LCM project.



Hanson/Ayer Press House, also known as "The White House"



Carlson Press House, also known as "The Blue House"



Irving R. Newhouse Building

Washington State Department of  
**Enterprise Services**

8

# Historic Mitigation - Salvage



## Salvage

DES prioritized salvaging as much of the existing Newhouse and Press House materials as possible to use in the new building's design and artwork, and to store for other campus repairs.



## Carbon Reduction

Reusing these materials will also have a positive climate impact. Keeping the embodied carbon of the existing materials out of landfills avoids significant carbon emissions, equivalent to approximately four passenger vehicle emissions over one year.



"IRV NEWHOUSE BUILDING" brass letters.



Variegated glazed bricks from façade.



Carved Wilkeson sandstone reliefs from the upper frieze.



Torcheres light fixtures at North and South Entrances.



Marble panels at North Entry Alcove.



Mahogany door and frame with operable transom.



Sandstone base.



Wilkeson sandstone windowill.



Wilkeson sandstone coping.



Bronze door hardware.



Stone entry sign and custom stone entryway North.




Stone entry sign and custom stone entryway South.




9



**REPRESENT | UNIFY**  
Abstract depictions of landscapes found around Washington State are collected and combined into a single composition. All members and their constituents are represented and together create a unified whole.



**ASCEND | CELEBRATE**  
Located in the core of the building adjacent to the central stair, the feature wall creates a dynamic visual experience while also providing people a sense of place as they move through the building.



**REUSE | INSPIRE**  
Through the use of salvaged Douglas Fir wood from the Carbon Press House as its primary material, the feature wall honors the past while speaking to the timelessness of Washington's landscapes.



**MIXING CHAMBER SECTION PERSPECTIVE**  
MILLER HULL NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership

10





11

**HIGH-PERFORMANCE ENVELOPE**  
Double-glazed, low-e windows and highly-insulated walls and roofs minimize heat loss and gain through the envelope, reducing energy demands on heating and cooling systems.

**REDUCED OPERATIONAL CARBON**  
Efficient all-electric HVAC systems eliminate the need for fossil fuels and reduce energy demand/cost by up to 45% compared to baselines. On-site electric vehicle charging stations and accommodations for bicycles that both promote sustainable alternative means of transportation as well as fitness.

**ENDURING MATERIALS**  
By featuring Washington County Ply Dowel Laminated Timber (DLT), utilizing steel as the primary structure, and locally sourced precast concrete facade panels, the building will have a 100-year lifespan as well as a lower embodied carbon footprint, combining longevity with sustainability.

**STORMWATER TREATMENT**  
All stormwater runoff from impervious surfaces is directed to a detention system where it is treated before discharge, helping keep the drinking water and the natural waterways of the State of Washington clean from harmful chemicals.

**NATURAL VENTILATION**  
Operable windows throughout the building support natural ventilation and cooling with the flow of clean air. This increases occupant health and productivity in addition to the use of efficient mechanical ventilation with 100% outside air.

**NET ZERO READY / LEED SILVER MINIMUM**  
Aligned with the State of Washington's goal to reduce greenhouse gas emissions, the building is net-zero ready with the proposed rooftop PV array combined with off-site renewable energy generation. The project is also on track to achieve LEED Silver eventually, overall providing a healthier and resilient environment.

**SALVAGED MATERIALS**  
Old growth lumber from the Carlton/Myer's press houses are deconstructed and reused in key features within the new building. The majority of the Wilkinson sandstone from the existing Newhouse building is also being salvaged for future capital repairs. These strategies reduce the embodied carbon footprint by ~17800 kgCO<sub>2</sub>e and save valuable resources.

**DAYLIGHT AND VIEWS**  
Windows provide high-quality views on all sides of the building to the Capitol Campus and its surrounding landscapes, allowing workspaces to be naturally lit for most of the year, reducing use of electric lighting, and creating a beautiful setting to work.

**OCCUPANT WELLNESS**  
From the layout of the spaces to the selection of the building's materials, the design takes a holistic approach in promoting physical health and mental well-being. The design also encourages collaboration and fitness as seen in the design such elements like the future stair and moving chamber. Additionally, all interior building finishes are free of harmful Red List chemicals, providing quality/sustainable products that create a healthier indoor working environment and overall ecosystem.

**RESILIENT LANDSCAPE**  
Native drought resistant plants are prioritized all around the site, providing a beautiful, healthier, and more bio-diverse habitat. This also creates a reduced need for irrigation, fertilization, pesticides, and maintenance while creating natural habitat for pollinators.

**MILLER HULL SUSTAINABILITY DIAGRAM**  
NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership

12



13



14

## PRITCHARD AND O'BRIEN

**Scope:** Pritchard Rehabilitation/Expansion is approximately 77,000 SF; O'Brien renovation is approximately 17,630 SF on the third and fourth floors.

**Schedule:**

- Pritchard and O'Brien schematic design is complete.
- Collaboration continues with ArtsWA for Pritchard artist selection.

**Budget:** Total project costs are \$134.1M for Pritchard and \$11.1M for O'Brien.

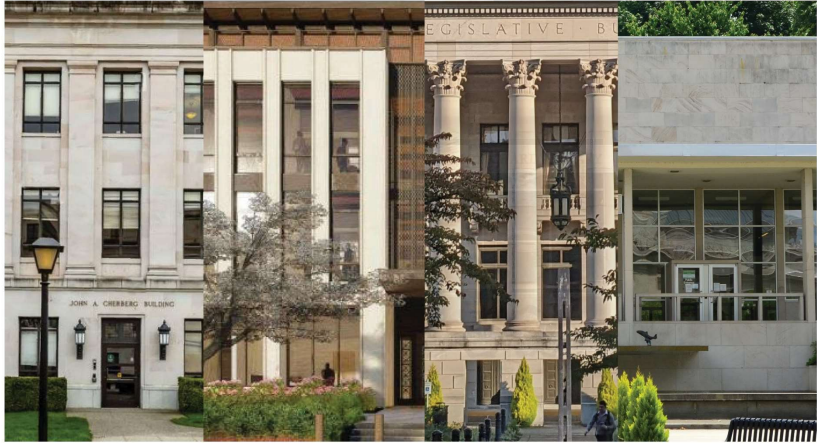
15

## PRITCHARD AND O'BRIEN PROJECT SCHEDULE



16

WHERE WE STARTED - CAPITOL CAMPUS FACADE COMPARISON



DLRGROUP

17

PRITCHARD – CURRENT EXTERIOR DESIGN PROGRESS



DLRGROUP

18

### PRITCHARD – CURRENT EXTERIOR DESIGN PROGRESS



DLRGROUP

19

### PRITCHARD – ARTWORK PRESERVATION

**Callahan Mural - Washington Room.** The Washington Room is one of the original Pritchard Building spaces that has not been substantially modified over the years. This room now contains the original built-in bookcases as well as the historic Callahan Mural located along the upper perimeter of the room. The current program layout leaves the existing room in place.

**DuPen Fountain.** The fountain is the focal point of the primary facade of the building. It will be rehabilitated to repair minor leaks and operational issues.

**Fitzgerald Mosaic.** This mosaic will be preserved in its existing location and will serve as a reminder of the building's historic heritage in the main lobby space.

**Tobey Oil on Canvas.** This painting will be removed and salvaged for reuse during construction. The new location of the painting will be accessible by the public.

DLRGROUP

20

**QUESTIONS OR COMMENTS?**

**THANK YOU!**



[Deslcm@des.wa.gov](mailto:Deslcm@des.wa.gov)



360-701-0088



[www.des.wa.gov](http://www.des.wa.gov)



## **Capitol Campus Design Advisory Committee**

*Dan Miles (2022 Chair, Architect-2), Marc Daily (2023 Vice Chair, Urban Planner),  
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Joel McEntire, Alex  
Rolluda (Architect-1), and Kristin Glandon (Landscape Architect)*

**MAY 18, 2023**

(HYBRID ACCESS MEETING)

### **6- Future Announcements and Adjournment of Meeting**

The Next Regularly Scheduled Meeting Calendar and up-to-date information may be found on the State Capitol Committee (SCC) and Capitol Campus Design Advisory Committee (CCDAC) websites.

These meetings will be held via hybrid access with an “in-person” and remote option.

Future agendas, past minutes and meeting materials will be posted to these websites as they become available.

**THANK YOU FOR PARTICIPATING IN TODAY'S MEETING!**