

STATE CAPITOL COMMITTEE
Hybrid/Remote Meeting

June 15, 2023
10:00 a.m.

Final Minutes

SCC MEMBERS PRESENT:

Kelly Wicker, Vice Chair & Governor Inslee's
Designee
Randy Bolerjack (for Secretary of State Steve Hobbs)
Lieutenant Governor Denny Heck
Katy Taylor, (Designee for Commissioner of Public
Lands Hilary Franz)

OTHERS PRESENT:

Clarissa Easton, Department of Enterprise Services	Ann Larson, Department of Enterprise Services
Bill Frare, Department of Enterprise Services	John Lyons, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services	Tara Smith, Department of Enterprise Services

Call Meeting to Order - Action

Vice Chair Kelly Wicker called the State Capitol Committee (SCC) hybrid/remote meeting to order at 10:02 a.m. and welcomed members, staff, and guests to the meeting.

Members and staff provided self-introduction.

Vice Chair Wicker reviewed the agenda to approve the March 16, 2023 minutes, receive a briefing on renaming campus buildings, receive an update on 2023-25 Capital Budget Funded Projects, and receive an update on the Legislative Campus Modernization (LCM) Project. Time is included for public comments during the meeting.

Approval of Minutes of March 16, 2023 Meeting – Action

Lieutenant Governor Heck moved, seconded by Randy Bolerjack, to approve the March 16, 2023 meeting minutes as published. A voice vote unanimously approved the motion.

Public Comment - Informational

Ann Larson, Assistant Director, Department of Enterprise Services (DES), described the process for attendees to provide public comment. Public testimony is limited to two minutes.

John Lyons, Assistant Program Manager- Planning, DES, reported two written comments were received prior to the meeting. The South Capitol Neighborhood Association expressed appreciation to DES for its updates and the commitment to protect the legacy of Capitol Campus. The letter highlighted the importance of landscape design, specifically the conifer collar and its continuity along Water Street, 15th Street, and Capitol Way and the need for appropriate landscaping to mitigate the size of the Pritchard and Newhouse Buildings. The Association requested consideration of closing Water Street to create a south campus gateway, as well as managing construction noise and traffic impacts during construction activities. A second letter was from the Senate Republican Caucus endorsing the retention of the Newhouse Building name.

Renaming Campus Buildings – Informational

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Vice Chair Wicker invited Assistant Manager Lyons to provide an update since the last briefing.

Assistant Manager Lyons reviewed regulatory requirements for renaming campus buildings. Current statutory authority under RCW 43.34.090 provides authority to the Legislature to approve naming new or existing buildings on State Capitol Grounds based on a recommendation from the SCC and the Director of Enterprise Services with advice from the Capitol Campus Design Advisory Committee (CCDAC). Other regulatory provisions address:

- Renaming existing buildings only after significant renovations or if the predominant tenant changes
- New or existing buildings can only be named after individuals who have played a significant role in Washington history, the purpose of the building, the single or predominant tenant agency, a significant place, name, or natural place in Washington, Native American Tribes in Washington, or any other appropriate person as recommended by the Director of Enterprise Services

The regulatory framework under the RCWs was included in the agenda packet for members to review.

The projected date of substantial completion for the Newhouse Building is November/December 2024. A short legislative session is scheduled in early 2024. The first review of any naming proposal is scheduled at the August 2023 meeting of CCDAC followed by a September 2023 briefing to the SCC with action proposed by the SCC at its December 2023 meeting following the sequence of approval and recommendations outlined in the RCW.

Lieutenant Governor Heck asked about specific language within the RCW that speaks to the proposed timeline. Manager Lyons advised that based on the RCW, the Legislature approves all building names based on a recommendation from the SCC. Assuming the Newhouse Building is renamed by the ribbon cutting ceremony, the renaming process would need to be considered by the Legislature during the 2024 legislative session.

Lieutenant Governor Heck cited the timing of the review process by the two committees for affording time for the SCC to render a final recommendation in December 2023 prior to the 2024 legislative session; however, the RCW does not specifically require a recommendation in December as opposed to SCC completing the naming process earlier. Manager Lyons affirmed the possibility as the proposal includes time for an initial consideration during the third quarter with a recommendation in the fourth quarter of 2023. He agreed it would be possible to complete the process during the third quarter if the committee prefers.

Lieutenant Governor Heck asked about the rationale for pursuing a two-step process rather than a one-step process recognizing the building is currently named and the issue has generated many conversations. Manager Lyons commented on the importance of soliciting and facilitating a thoughtful public process and providing an opportunity for dialogue on the renaming of the building during third quarter 2023 with the first conversation scheduled with CCDAC for an advisory recommendation to the SCC for its discussion and public process prior to rendering a recommendation in December.

Lieutenant Governor Heck said he requested the addition of the topic on the meeting agenda because of recent conversations surrounding the existing Newhouse Building and statutory needs to consider the name of a substantially remodeled or replaced building. His concern is an appearance the SCC lacks a process for rendering a naming recommendation. Given that the LCM project includes potential naming of both the Newhouse and Pritchard Buildings and other recent actions such as a recent legislative bill introduced for renaming the Department of Natural Resources Building and discussions surrounding a state building in

Tumwater, it is important the committee has a defined process as renaming or naming buildings often spark much emotion.

Vice Chair Wicker thanked Lieutenant Governor Heck for his comments. She also agreed on the importance of a defined process. She invited additional discussion on the issue.

Bill Frare, DES FPS Assistant Director, responded that staff could develop a draft process for review by the committee with more detail and sufficient notice to the community for naming/renaming buildings to ensure a diverse and inclusive process.

Katy Taylor agreed a more defined process would be beneficial. She added that although, the committee has an opportunity to potentially rename buildings, it is not necessarily renaming a building but rather a consideration to either rename or retain the existing name. Establishing a defined process for the committee as well as the community provides an opportunity for submittal of names to consider.

Lieutenant Governor Heck referred to the timing of adopting a process and if sufficient time would be available to render a recommendation before the 2024 legislative session. Should the committee adopt a process, he would be comfortable with pursuing a two-step process for the new Newhouse Building because transparency is important as the committee considers a recommendation.

Tara Smith, Director, DES, conveyed her appreciation for the input and feedback as it assists in defining a process moving forward. Additionally, she is appreciative of the direction to develop a simple process.

Vice Chair Wicker asked about the status of any conversations by CCDAC members concerning the issue. She questioned the timing if a two-step process is maintained. Assistant Director Larson suggested staff would follow up with the committee following additional review by staff on the process.

2023-25 Capital Budget Funded Projects - Informational

Vice Chair Wicker invited Assistant Manager Lyons to provide the update.

Assistant Manager Lyons, updated the committee on the status of 2023-25 Capital Budget funded projects, major projects, and funding by asset.

This year, DES received a budget appropriation of over \$160 million. Forty-two projects received funding with each program containing a number of different projects. One major program, the Legislative Campus Modernization (LCM) project includes funded projects for the Pritchard, Newhouse, and O'Brien Buildings and associated site improvements. The Elevator Modernization Program includes five funded projects.

Major projects funded include:

- New Buildings & Grounds Maintenance facility near the Executive Residence
- Investments in the Washington Street Building located north of Capitol Campus
- Design funds for the demolition of the General Administration Building – engineering, utility, and site work necessary for demolition; however, future funding is required for demolition
- Completion of Temple of Justice HVAC, lighting, and water system improvements
- Modular Building in Tumwater – critical repairs and upgrades
- Legislative Building – restore chamber skylights
- Old Capital Building – roof replacement
- Natural Resources Building – replace pipe for wet fire suppression

Distribution of funds by asset includes:

- Pritchard Building
- Newhouse Building
- Campus – numerous system upgrades to buildings and infrastructure projects distributed across the campus
- Legislative Building – roll-up of several different projects within the Legislative Building
- TOJ – several elevator projects and completion of HVAC work

Lieutenant Governor Heck inquired about the timeline for completing the skylights in the Legislative Building and elements included in the Governor’s Mansion project. Assistant Manager Lyons advised that the Governor’s Mansion project is for security upgrades. The skylight project within the Legislative Building has commenced. Funds were available for design and engineering. Following the receipt of construction funds, DES will begin construction on the project. Funding for design was approximately \$2 million with the overall project budget of approximately \$7 million, which will require a future budget request.

Vice Chair Wicker requested information on the timeline for the demolition of the GA Building. Assistant Manager Lyons said the funding allocation of approximately \$4 million will fund engineering, capping of site utilities, and a study of the hillside adjacent to the building. The hillside will require engineering expertise of a structural engineer to deconstruct the building safely to avoid harming anyone or causing the collapse of the building on the Helen Sommers Building. Substantial hazard mitigation work is required on one of the largest campus buildings to remove asbestos.

Legislative Campus Modernization (LCM) Project Update - Informational

Vice Chair Wicker invited LCM Project Director Clarissa Easton to provide the update.

Project Director Easton updated members on the status of progress on the Legislative Campus Modernization project.

The replacement of the Newhouse Building is on schedule. The project team is reconciling all budget issues. The building size is less than 60,000 square feet with substantial completion scheduled in late 2024 with occupants moving to the building before the start of the 2025 legislative session. The project cost is approximately \$90 million. Efforts over the last four weeks concentrated on resolving, reconciling, correcting, and updating all public bids for the project to establish the Maximum Allowable Construction Cost (MACC). The team will review the MACC with legislative partners next week.

Project Director Easton displayed the design of the new building and main entrance facing Sid Snyder. Another illustration featured the “jewel box” strategy as suggested by the South Capitol Neighborhood Association to ensure the building incorporates highly treating aesthetics on all four sides. The south elevation features landscaping to transition the building between the campus and the historic South Capitol Neighborhood.

The team has been meeting and with South Capitol Neighborhood members and other public stakeholders to ensure stewardship of the Olmsted Landscape legacy. Project Director Easton shared an illustration of the two blocks containing the Newhouse site. The proposal retains as many existing trees to the extent possible and adds native landscape. A variety of tree species will be planted to replace trees removed to facilitate construction of the building. Currently, grading and drilling are underway to prepare the site for construction of the building.

The O'Brien Building renovation encompasses approximately 18,000 square feet on the third and fourth floors. The schedule calls for a November 2026 completion. The schedule was revised for both start and completion dates to balance the budget and to accommodate the workload of the project architect and the GC/CM. Construction costs have increased from the predesign estimate to approximately \$11 million to completely renovate the two floors and create new offices with more parity of square footage for representatives. The project includes 12 offices on the third floor and 15 offices on the fourth floor. Most of the efforts today are focused on completing the Pritchard design due to the complexity of that project.

The Pritchard Building Rehabilitation and Expansion project is an architectural project requiring schematic design, design development, and the execution of construction documents to negotiate the MACC or launch a public bid process. The project encompasses three major phases to document the building solution. Currently, the project is approximately 30 days away from the completion of design development. The project is for a 77,000 square-foot building. Completion is estimated by December 2026. Initially, pricing was included within the schematic design package. Those costs have increased from the predesign report with the team continuing to explore different ways to reduce costs. A pricing package is anticipated to be available in late July/mid-August. At that time, it will be possible to identify whether the market has stabilized to some degree to align with predesign cost estimates.

Project Director Easton shared information on the time and efforts by the project team with local historic preservation experts, the architectural community, and public stakeholders. Team members understand the value of the building and what it means to the development of modern architecture to the state. When the Pritchard Building was constructed, Paul Thiry, the architect of the building, won the American Institute of Architects/American Library Association Library Building Award for the design, the first such award to be presented. The building was listed on the National Register of Historic Places in 2015. The project and design teams meet regularly with staff from the Department of Archaeology and Historic Preservation (DAHP) and understand the responsibility to demonstrate the profound respect for the national historic register recognition of the Pritchard Building. The team must follow strict standards on how the building is rehabilitated as a listed property. The team is following the standards closely while demonstrating creativity as much as possible along within existing budget constraints.

Project Director Eaton shared illustrations of the exterior of the building. The team anticipates substantial completion of the project by late 2026. Meetings continue with the City of Olympia staff to coordinate permitting. The City of Olympia has been a positive partner with the LCM project team since the beginning of the project. She acknowledged the assistance of Leonard Bauer and staff for their help and for clarifications they have provided.

Historic preservation architect team members have spent much time studying Capitol Campus, proportion, massing, and the iconic architectural features of the Pritchard Building. Paul Thiry, who was masterful in his understanding of architecture in the 1940s and 1950s, studied the Legislative Building and correlated the Pritchard Building design as a smaller building with a base, dome, and cupola matching the Legislative Building. The DLR design group continues to translate the renovation into a changed, rehabilitated, and expanded project for the campus in the future.

Project Director Easton displayed an illustration that speaks to access or the relationship between buildings through regulating lines forming and reinforcing the geometry of the campus. Another illustration of both the Newhouse Building and Pritchard Building speaks to the value of the American neoclassical architectural design existing on campus. Modern architecture from the 1950s is reflected in the Pritchard Building. The design team considered the vertical, horizontal base, and the treatment at the top of the building. The design

respects the heights of existing buildings. The Pritchard Building height will remain under the regulating height of the Cherberg and O'Brien Buildings.

The Pritchard project is in the second of three major phases with design development nearing completion. Dr. Brooks with DAHP mentored the team on how to replace the uninhabitable book stacks that could not be renovated to provide contemporary office spaces. The design contemplates removing the stacks and rebuilding a replacement in the same size, shape, and mass while treating the exterior differently because of the unknown amount of available Wilkeson sandstone that will be removed and saved for the project. The expansion of the Pritchard Building will consist of precast concrete and other materials that might offer better value. The design maintains the existing fountain. Associated systems serving the fountain will be rehabilitated and upgraded. The Pritchard project adds much square footage to the building. The South Capitol Neighborhood has worked with the team continually on ways to reduce the mass and volume of the building by using landscaping to close the long volume of the building while providing the required programming space for the House of Representatives.

Project Director Easton displayed a graphic view of the building from the east at the intersection of 16th and Water Street. The area incorporates a reduced area for parking. The parking design has not been finalized. The team recognizes the importance of parking on campus while also acknowledging the importance of the softening function of landscaping. Another view from the south reflects the building from a residential home along 16th depicting an expanded Pritchard Building viewed from the rear of the building. The project will provide 19 member offices on the second floor and 19 member offices on the third floor. The first floor accommodates the Code Reviser office and some functions for legislative tech support, as well as retaining public spaces with access from the north entry.

Project Director Easton credited the DLR Group and its historic preservation partners who have left no material or dimension unturned as they examine ways to emulate the relationship between solid and void on the historic Capitol Campus. The design team considered the difference between the profiles of the Newhouse precast concrete used to clad the exterior of the new building with prices because material costs continue to increase within the construction market. The design team is exploring whether a different material, such as GFRC, a glass fiber reinforced concrete could be used as a viable option to assist in meeting the budget, as well as upholding the strict aesthetic guidelines and standards for Capitol Campus.

Vice Chair Wicker expressed appreciation for the update on the projects.

Future Announcements and Adjournment of Meeting – Action

Vice Chair Wicker reported information on future meetings for CCDAC and SCC is published on the DES website with meeting information, meeting dates, and meeting times. DES posts all meeting agendas, minutes, and meeting packets as they become available. The next meeting date for the State Capitol Committee is Thursday, September 21, 2023.

Assistant Manager Lyons advised that DES received notice that there may be several conflicts with the September meeting date. Staff will reschedule the meeting and inform members of the new meeting date.

With there being no further business, Vice Chair Wicker adjourned the meeting at 10:47 a.m.

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