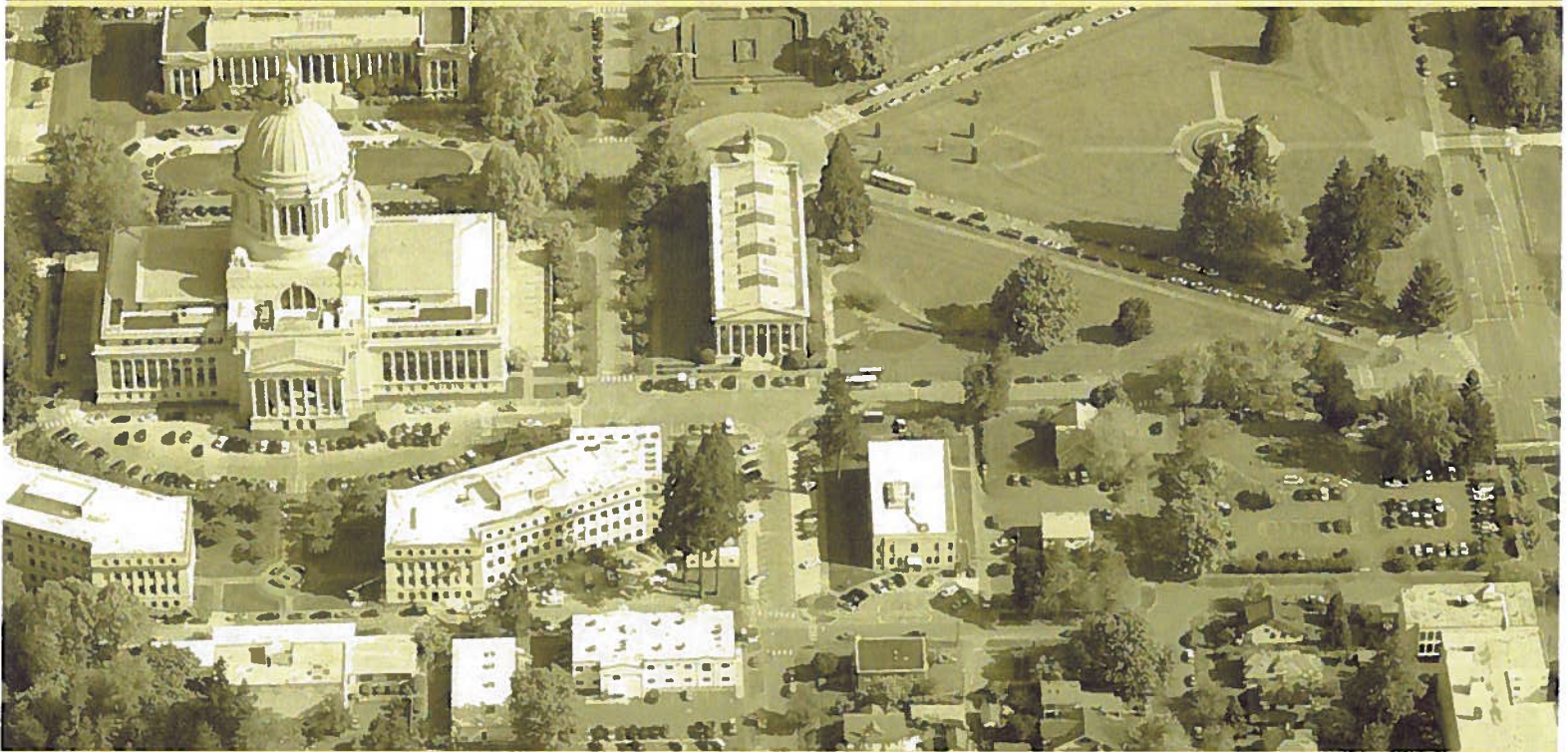


PROJECT REQUEST REPORT: Irv Newhouse Building Replacement
&
Legislative Support Building



State of Washington Department of General Administration
Division of Engineering and Architectural Services

December 2007

nbbj

**PROJECT REQUEST REPORT:
IRV NEWHOUSE BUILDING REPLACEMENT &
LEGISLATIVE SUPPORT BUILDING**

Table of Contents

1.0	Summary	5
	C-2 Form - Irv Newhouse Replacement Building	8
	C-2 Form - New Legislative Support Building	10
2.0	Scope and Project Description	13
3.0	Justification	19
	3.1 Prior Planning	21
	3.2 Needs Analysis and Planning Process	24
	3.3 Issues Identification	25
	3.4 Site Feasibility	28
4.0	Budget Development	33
	4.1 Space Needs Analysis	33
	4.2 Capital Budget	36
	4.3 Operating Budget	36
5.0	Schedule	37
6.0	Implementation Approach	39
7.0	Appendix (Bound separately)	
	A. Cost Estimates (NBBJ)	
	B. Alternative Phasing Scenarios & Cost Estimates (NBBJ)	
	C. Civil Engineering Technical Memo (Shea, Carr & Jewell)	
	D. Structural Engineering Technical Memo (MKA)	
	E. Mechanical Engineering Technical Memo (Hargis)	
	F. Electrical Engineering Technical Memo (Hargis)	
	G. Telecommunications Technical Memo (Hargis)	
	H. Parking & Circulation Technical Memo (Shea, Carr & Jewell)	
	I. Historic & Archaeological Resources Technical Memo (Landau Associates)	

**PROJECT REQUEST REPORT:
IRV NEWHOUSE BUILDING REPLACEMENT &
LEGISLATIVE SUPPORT BUILDING**

List of Figures

Figure 1: Existing Conditions, South Edge Sub-Campus	7
Figure 2: Irv Newhouse Building, South & West Facades	13
Figure 3: Phase 1 Preconstruction	14
Figure 4: Phase 1 Demolition	14
Figure 5: Phase 1 Construction	15
Figure 6: Phase 2 Preconstruction	16
Figure 7: Phase 2 Demolition	16
Figure 8: Phase 2 Construction	17
Figure 9: Current Sub-Agency Locations	20
Figure 10: Zoning Analysis	27
Figure 11: Campus Analysis	28
Figure 12: Irv Newhouse Building, North Facade	30
Figure 13: 201 14th Ave - Blue House, North Facade	30
Figure 14: 1417-1419 Columbia St. - White House, South & East Facades	30
Figure 15: Existing Capitol Way Pedestrian Bridge	30
Figure 16: South Edge Potentials & Constraints	32
Figure 17: Phasing Diagrams	37

List of Tables

Table 1: Newhouse Replacement Building Preliminary Summary Minimum Space Needs (ASF)	33
Table 2: New Legislative Support Building Preliminary Space Needs (RSF)	35
Table 3: Cost Comparisons in 2007 Dollars	36
Table 4: Proposed Schedule	38

Special Thanks to the Planning Team:

Paul Campos, Staff, Washington State Senate

Sharon Hayward, Staff, Washington State House of Representatives

Larry Watilo, Legislative Service Center

Andy Stepleton, Office of Legislative Facilities

Donovan Gray, Department of Archaeology & Historic Preservation

Tom Evans, Department of General Administration

Bonnie Scheel, Department of General Administration

Carol Maher, Department of General Administration

Yelena Semenova, Department of General Administration

1.0 Summary

The South Edge Sub-Campus area includes the two-blocks of West Campus bounded by Capitol Way, Sid Snyder Avenue, 15th and Water Streets. The South Edge was designated as a "Master Plan Opportunity Site" in the *2006 Master Plan for the Capitol of the State of Washington* which recommended the site for additional planning to determine the most appropriate use and redevelopment. As illustrated in Figure #1, four structures occupy the South Edge: the Irv Newhouse Building which houses Senate functions, two former residential homes known as the "Press Houses" (the buildings are leased to media reporters), the current Visitor Information Center and surface parking lots. The conditions of the Irv Newhouse Building are failing; the facility is at the end of its economic and useful life; it must be replaced. The South Edge Sub-Campus Planning Study identified two significant building projects and resulted in this Project Request Report addressing a Newhouse Building Replacement and a new Legislative Support Building. The study also resulted in the *South Edge Sub-Campus Area Plan* which identifies design guidelines for redevelopment of the South Edge.

The proposed **Newhouse Building Replacement** would provide a new building in approximately the same location as the existing building. The estimated building program of 50,000 gross square feet (GSF) would house the same Senate functions currently occupying the Irv Newhouse Building—fifteen Senators, support staff and additional shared Senate support amenities—and allow some opportunities for minimal growth. Replacement of the Newhouse Building would allow an opportunity to construct an underground tunnel to the Cherberg and O'Brien Buildings.

Additional office and conferencing space is in great demand on the Capitol Campus. Several State agencies are distributed on-campus and in a variety of leased spaces throughout Olympia and the surrounding area. The proposed **new Legislative Support Building** would host several agencies that directly support the Legislature in a shared facility that offers centralized, efficient support in close proximity to the Legislative Building, creating an opportunity to reduce duplication and reduce lease and related operational expenses. The multi-agency building program is estimated at 150,000 GSF. The Legislative Support Building would be constructed on the east block of the South Edge and allows an opportunity to replace the aging **pedestrian bridge** over Capitol Way which does not meet current seismic or accessibility standards.

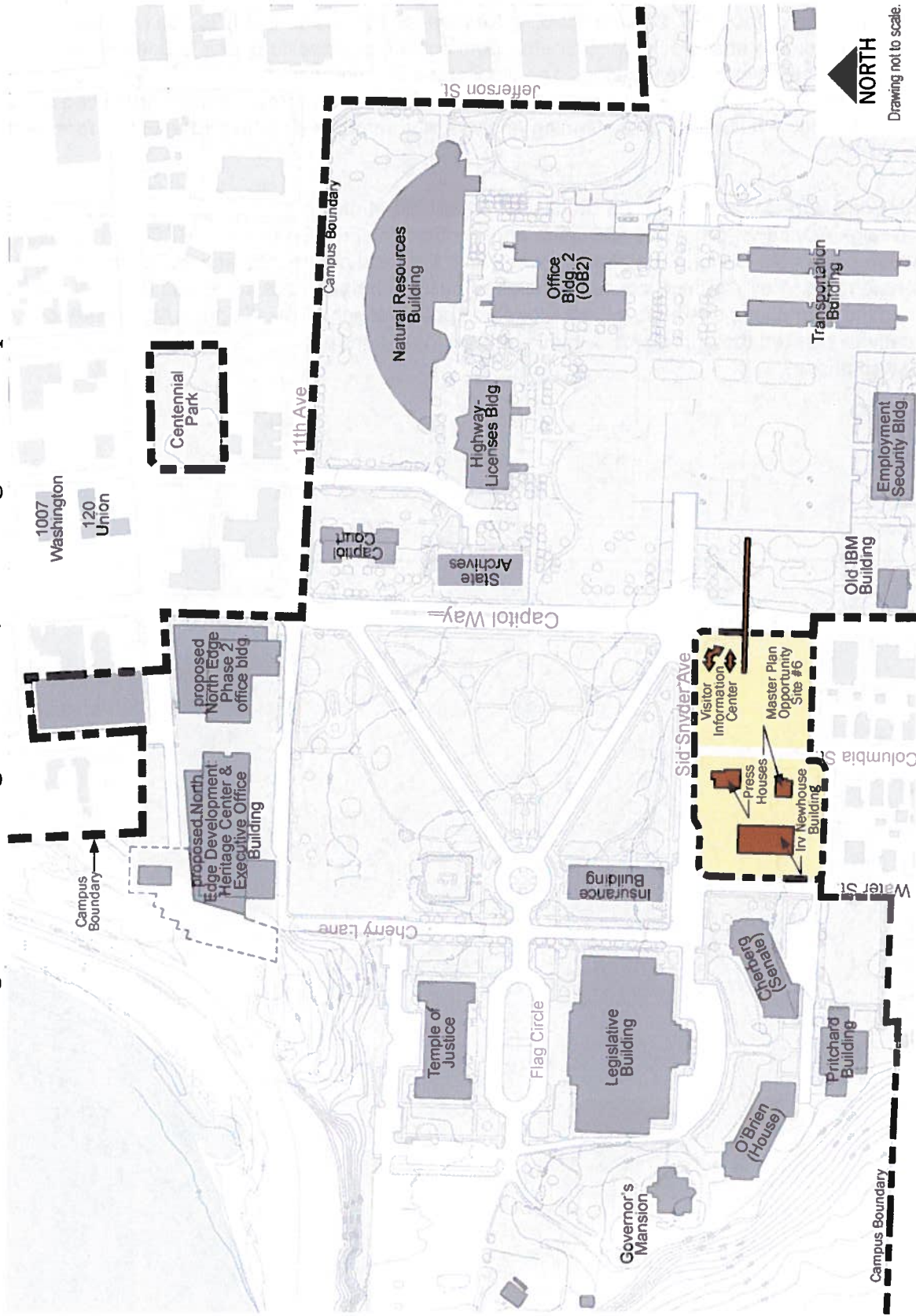
Redevelopment of the South Edge would also entail construction of **subterranean parking** below and in conjunction with both structures. Replacing most if not all the surface parking on the South Edge with a below-grade parking structure will ultimately increase the available parking supply on West Campus, reduce traffic congestion and eliminate the visual impact of on-grade parking immediately adjacent to the historic district on-campus and off-campus in the historic South Capitol Neighborhood. A subterranean parking structure of 330,000 GSF would accommodate approximately 700 cars and allow space for a campus emergency generator system.

The South Edge Sub-Campus Plan recommends replacing the Irv Newhouse Building and relocating and/or demolishing the three remaining structures. The two "Press Houses" were deemed eligible for the Historic Register and should be considered for relocation to a privately owned site off-campus. They are structurally sound buildings but are not accessible for those with physical disabilities. Remodeling the buildings to make them accessible is not possible; the necessary renovations would negatively impact the historic value. The Visitor Information Center is a very small facility that was originally considered a temporary structure when constructed over thirty years ago. The function housed in that facility will move to the "North Edge" of campus with the proposed development of the Heritage Center. Demolition is therefore assumed.

Redevelopment of the South Edge Sub-Campus could occur in two phases of construction. The phasing scenarios depend on the selected strategy for relocating the Newhouse Building occupants during construction. The development strategy discussed within this Project Request Report follows the recommendation of the 2007 *O'Brien Building Renovation Predesign Study* to use temporary modular buildings on the east block of the South Edge for 'swing space' to house O'Brien Building occupants during the 22 month renovation. The Newhouse Building occupants could re-use one of the modular buildings when made available so that the Newhouse Building Replacement could begin in the third quarter of 2011. Preliminary cost planning analysis is summarized in the following C-2 form and in Appendix A.

The South Edge Sub-Campus Planning Study was presented at multiple meetings of the Capitol Campus Design Advisory Committee (CCDAC) and the State Capitol Committee (SCC). In addition, a public meeting was held to share the planning work with the local community and gather input from the Campus' neighbors. Key neighbor concerns included building height/mass/scale and impacts on views, traffic and parking impacts, aesthetic expectations and potential schedule. General Administration representatives assured the public and Campus entities that future presentations would occur during the Predesign phase.

Figure #1: Existing Conditions, South Edge Sub-Campus



Drawing not to scale.

State of Washington
C2 – CAPITAL PROJECT REQUEST

Budget Period: 2007-09

Agency: 150 Department of General Administration

Version: TE(1)

Project Number: TBD

Agency Priority: TBD

Project Title: Irv Newhouse Building Replacement - Predesign

Description

Project Class: 2 Program
Type of Project: New Facilities/Additions (Major Projects)
OFM Priority: Program Need or Requirement

City: Olympia
County: Thurston
Legislative District: 022

Project was requested in a previous biennium: No
Compliant with Growth Management Act: Yes

Previous Project ID: None

What is the Proposed Project?

This project will prepare predesign documentation on the options and costs for demolishing and replacing the Newhouse Building which is beyond its economic and useful life.

What is the Problem that Makes this Project Necessary?

The Newhouse Building was constructed as a "temporary" building in 1937 and was not constructed to the best standards even for its day. It is now beyond its economic and useful life. To renovate this building, the costs could range from 75% to 120% of new construction, which exceeds the threshold of industry standards signaling time to replace rather than renovate. Additionally, this building, at only 25,000 gross square feet, is under-utilizing extremely valuable real estate near the center of the capitol campus. This site is capable of, and needed for, greater utilization for legislative office space as well as parking. The sub-campus plan for this site calls for a building of at least 50,000 gross square feet and underground parking for approximately 175 vehicles.

What are the Specific Benefits of this Project?

A Predesign Study will identify the most appropriate and cost effective strategies to replace the Newhouse Building. Issues for analysis during Predesign include:

- development of a detailed functional and space program
- further analysis of sustainable design and energy conservation opportunities/strategies
- analysis of the cost and non-cost benefits of co-location and consolidation of legislative agencies and support functions
- further analysis of the potential impacts to the campus and surrounding neighborhoods during construction

Why is this Option or Alternative the Best?

The proposed solution is a replacement of the Newhouse Building with a new legislative office building. This option will provide:

- a functional, cost-effective building for members of the State Senate
- more efficient and effective operations and reduced duplication of legislative support services
- more open, transparent and effective delivery of services to constituents
- redevelopment of the South Edge in a manner that supports the principles and policies of the 2006 *Master Plan for the Capitol of the State of Washington*
- demolition of a building that has become increasingly difficult to keep water-tight,
- addition of much needed parking in this area of the campus

Can or should this project be phased over several biennia?

This project is proposed to be phased over three biennia. This initial request is for predesign only. Subsequent requests will for design in the second biennium and construction in the third. The predesign analysis will examine construction sequence issues, including the feasibility of constructing an initial building that could later be added onto.

What will be the effects if this project is not funded?

The occupant dissatisfaction, space inefficiencies and high maintenance costs of the Newhouse Building will continue.

How will GA's services be affected by this project?

GA services will not be affected by this project.

How will other agencies be affected by this project?

Replacement of the Newhouse Building will have an impact on the operating budgets of the occupants. The Predesign Study will examine

the costs and impacts to the existing tenants of the Newhouse Building such as moving costs, temporary housing, future rental costs, etc.

Priorities of Government and Strategic Plan relationship

This project will contribute to GA's strategic initiatives by:

- Strengthening government's ability to achieve results efficiently and effectively for the citizens of Washington.
- Consolidation and Co-Location of state government functions
- Decreasing number of leased facilities
- Providing consolidated and innovative leadership in managing facilities and delivering central services.
- Increasing the number of LEED certified state buildings
- Improving public access to state government
- Managing state assets and infrastructure with proven industry disciplines.
- Maintaining high customer satisfaction scores
- Improving public relations

Project Funding:

The Predesign Study and Design would be conducted in 2009-11. These phases are proposed to be funded through the State Building Construction Account, Fund 057. Construction of the Newhouse Building Replacement is proposed for 2011-13 and will most likely be through a Certificate of Participation. The Predesign Study will examine various construction funding alternatives in detail.

<u>Fund Code</u>	<u>Fund Title</u>	<u>Estimated Total</u>	<u>Prior Biennia</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New 2009-11 Appropriations</u>
057	State Bldg Const	\$6,039,000	0	0	0	\$6,039,000
COP		<u>\$72,612,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Total Funds	\$78,651,000	0	0	0	\$6,479,000

<u>Fund Code</u>	<u>Fund Title</u>	<u>Future Fiscal Periods</u>			
		<u>2009-2011</u>	<u>2011-2013</u>	<u>2013-2015</u>	<u>2015-2017</u>
057	State Bldg Const	\$6,039,000	0	0	0
COP		<u>0</u>	<u>\$72,612,000</u>	<u>0</u>	<u>0</u>
		\$6,039,000	\$72,612,000	0	0

State of Washington
C2 – CAPITAL PROJECT REQUEST

Budget Period: 2007-09

Agency: 150 Department of General Administration

Version: TE (1)

Project Number: TBD

Agency Priority: TBD

Project Title: Legislative Support Building - Predesign

Description

Project Class: 2 Program

Type of Project: New Facilities/Additions (Major Projects)

OFM Priority: Program Need or Requirement

City: Olympia

County: Thurston

Legislative District: 022

Project was requested in a previous biennium: No

Previous Project ID: None

Compliant with Growth Management Act: Yes

What is the Proposed Project?

This project will prepare predesign documentation on the options and costs for demolishing the Visitor Center and two Press Houses and constructing a new Legislative Support Building on that site.

What is the Problem that Makes this Project Necessary?

Additional office and conferencing space is in great demand on the Capitol Campus. Several state agencies are located off campus in a variety of leased spaces throughout Olympia and the surrounding area. The proposed new Legislative Support Building would host several agencies that directly support the Legislature in a shared facility that offers centralized, efficient support in close proximity to the Legislative Building, creating an opportunity to reduce duplication and reduce lease and related operational expenses. The Legislative Support Building would be constructed on the east block of the South Edge and allows an opportunity to replace the aging pedestrian bridge over Capitol Way which does not meet current seismic or accessibility standards.

What are the Specific Benefits of this Project?

A Predesign Study will identify the most appropriate and cost effective strategies to provide for additional on-campus office space on the south edge of West Campus Issues for analysis during Predesign include:

- development of a detailed functional and space program
- further analysis of sustainable design and energy conservation opportunities/strategies
- analysis of the cost and non-cost benefits of co-location and consolidation of legislative agencies and support functions
- further analysis of the potential impacts to the campus and surrounding neighborhoods during construction

Why is this Option or Alternative the Best?

The proposed solution is construction of a new legislative support building. This option will provide:

- a functional, cost-effective building for legislative sub-agencies that directly support the State Senate and House of Representatives
- more efficient and effective operations and reduced duplication of legislative support services
- more open, transparent and effective delivery of services to constituents
- redevelopment of the South Edge in a manner that supports the principles and policies of the 2006 *Master Plan for the Capitol of the State of Washington*
- reduction in the overall cost of housing state government (lease versus own)

Can or should this Project be Phased over Several Biennia?

This project can be phased over three biennia. The initial request will be for predesign only in 2011-13. Subsequent requests will be made for design in 2013-15 and for construction in 2015-17.

What will be the Effects if this Project is not Funded?

Continued high cost of leased facilities; inefficient scattering of legislative support sub-agencies.

How will GA's Services be Affected by this Project?

GA's visitor services function could be affected by this project with the demolition of the current Visitor Center Building. However, if construction of the new Heritage Center proceeds on-schedule, with completion in the last quarter of 2012, the visitor services function will be relocated into that structure thus allowing for the demolition of the existing building without any impact to the program.

How will Other Agencies be Affected by the Project?

This project will also demolish the two existing Press Houses now leased to private media companies. It is proposed that the new building will include space for these companies on a lease basis if they desire to remain on campus. They will need to find temporary housing during

construction.

Priorities of Government and Strategic Plan relationship

This project will contribute to GA's strategic initiatives by:

- Strengthening government's ability to achieve results efficiently and effectively for the citizens of Washington.
- Consolidation and Co-Location of state government functions
- Decreasing number of leased facilities
- Providing consolidated and innovative leadership in managing facilities and delivering central services.
- Increasing the number of LEED certified state buildings
- Improving public access to state government
- Managing state assets and infrastructure with proven industry disciplines.
- Maintaining high customer satisfaction scores
- Improving public relations

Project Funding:

The Predesign Study is proposed in 2011-2013 which would be funded through the State Building Construction Account, Fund 057. Design in the subsequent biennium would also be funded by 057. Construction will most likely be through a Certificate of Participation (COP) although the predesign will examine all financing options.

<u>Fund Code</u>	<u>Fund Title</u>	<u>Estimated Total</u>	<u>Prior Biennia</u>	<u>Current Biennium</u>	<u>Reappropr</u>	<u>New 2009-11 Approps</u>
057	State Bldg Const	\$14,599,000	0	0	0	0
COP		<u>\$255,798,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Total Funds	\$270,397,000	0	0	0	0

<u>Fund Code</u>	<u>Fund Title</u>	<u>Future Fiscal Periods</u>			
		<u>2009-2011</u>	<u>2011-2013</u>	<u>2013-2015</u>	<u>2015-2017</u>
057	State Bldg Const	0	\$550,000	\$14,049,000	0
COP		<u>0</u>	<u>0</u>	<u>0</u>	<u>\$255,798,000</u>
		0	\$550,000	\$14,049,000	\$255,798,000

2.0 Scope and Project Description

The proposed redevelopment of the South Edge Sub-Campus would occur in two phases and involves construction of two new office buildings, one replacing the Irv Newhouse Building. The redevelopment would also include a subterranean garage that would be constructed in two phases.



Figure #2 Irv Newhouse Building, West & South Facades

The obsolescence and failing conditions of the Irv Newhouse Building necessitate replacement as soon as possible. The Department of General Administration

has made repairs to extend the useful life of the building, but at significant cost and with increasing frequency. Before demolition and replacement of the Newhouse Building can begin, the Senators and their staff who occupy Newhouse must be relocated to a temporary location. The *O'Brien Building Renovation Pre-Design Study* completed in Fall 2007 recommends re-locating O'Brien Building occupants into temporary modular buildings on the east block of the South Edge site in order to expedite renovation of a vacant O'Brien Building. After that renovation is completed (approximate 2 year timeframe), the newly vacated moduls could be re-used to temporarily accommodate the Newhouse Building occupants. Phase 1 of the South Edge Redevelopment Plan also displaces the media tenants who lease space in the "Press Houses" on the same block; those leases would need to be transferred to another on-campus location and/or into one of the modular buildings. As described below and illustrated in Figures #3-5, Phase I thus entails the following steps:

- relocation of Irv Newhouse Building occupants on-campus and relocation of Press House tenants;
- demolition of the Newhouse Building;
- relocation and/or demolition of the two small residential buildings, known as the "Press Houses" on Columbia Street;
- construction of a 50,000 GSF Newhouse Replacement Building for Senate offices and support functions, in the general location of the existing facility;
- construction of the first portion of a subterranean parking structure to accommodate approximately 175 cars (approximately 70,000 GSF) of a planned total of 700 stalls; and
- construction of a new pedestrian tunnel under Water Street to connect the Cherberg Building with the Newhouse Replacement Building and ultimately, via the parking structure, the Legislative Support Building to be constructed in Phase 2.

The use of the Legislative Support Building would be for co-location of legislative support functions and other State agencies that are currently off-campus that would benefit from an on-campus location and reduce State lease costs. This new facility would also provide the House and Senate a significant opportunity to share resources in a location convenient to legislative operations and eliminate duplication of support functions.

Figure #3 Phase 1 Preconstruction

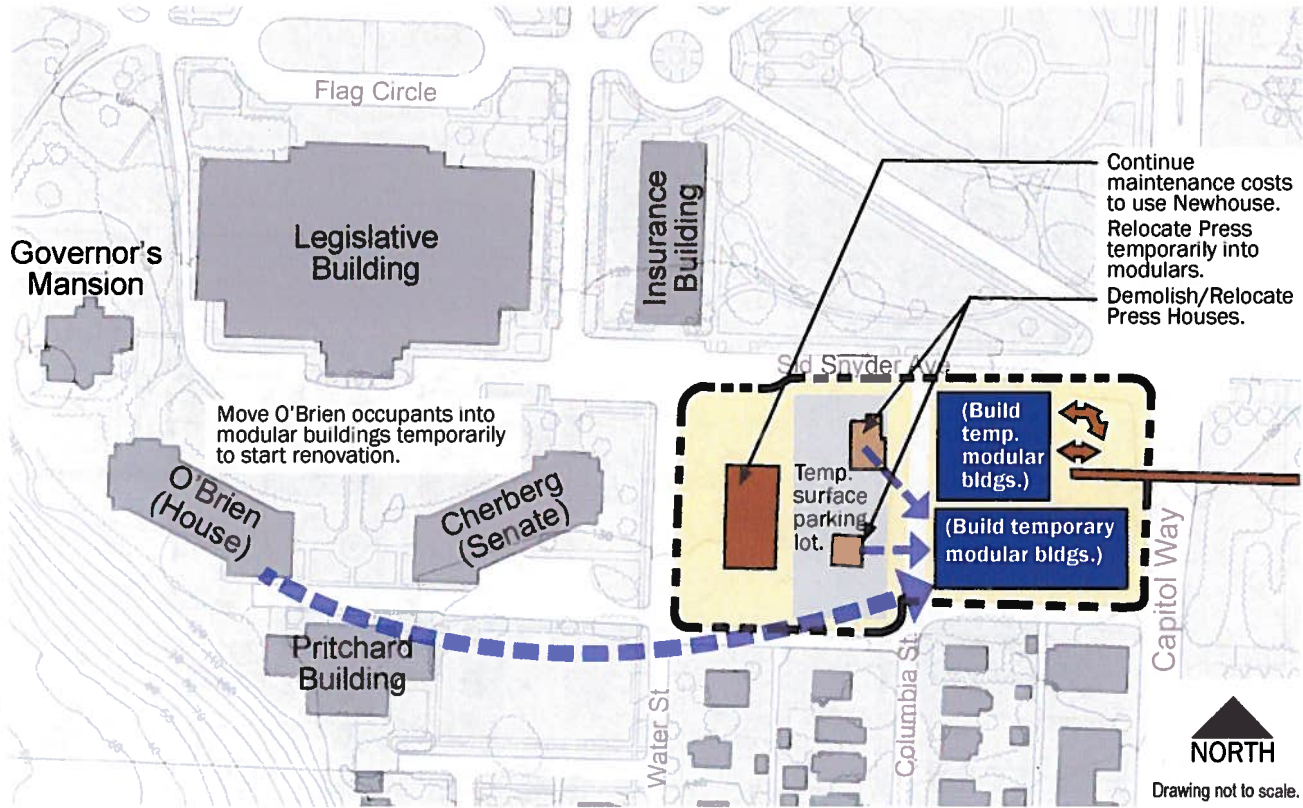


Figure #4 Phase 1 Demolition

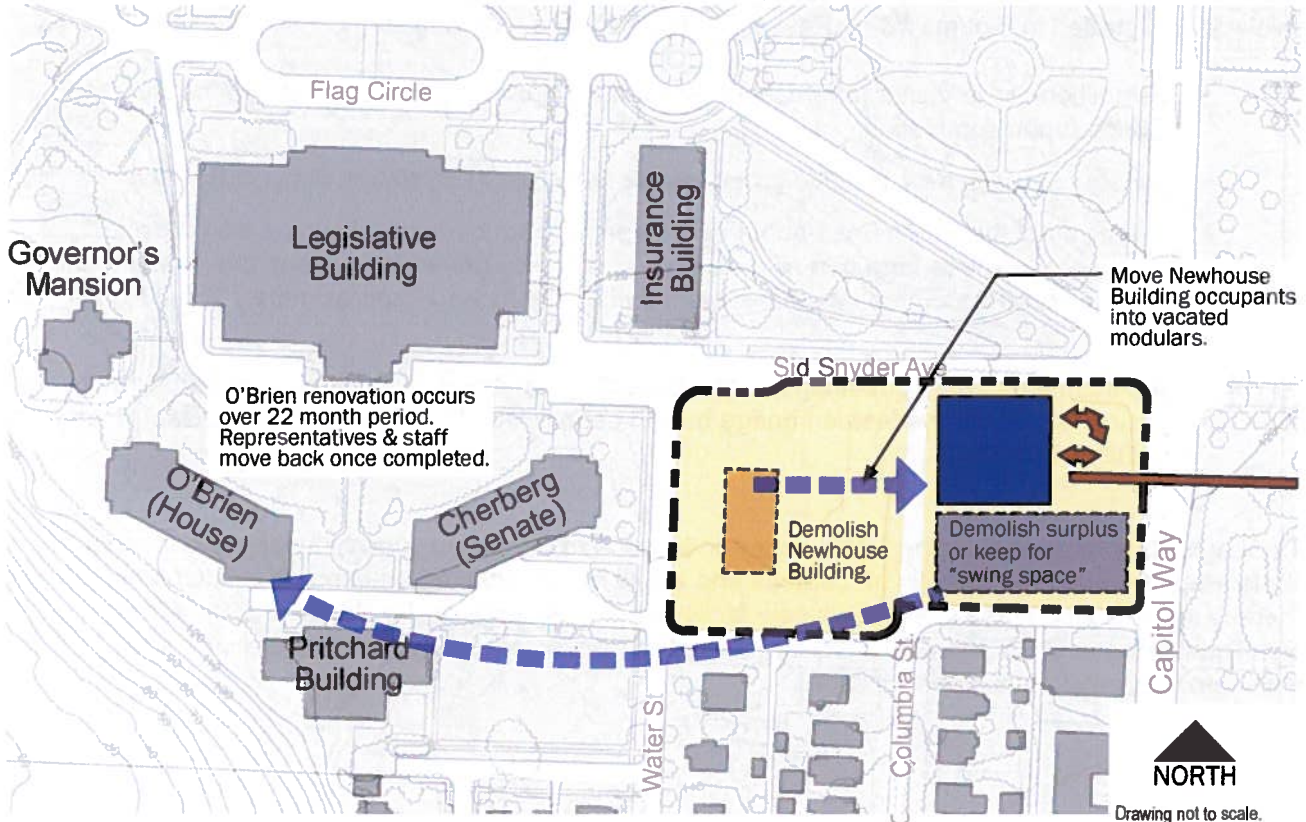
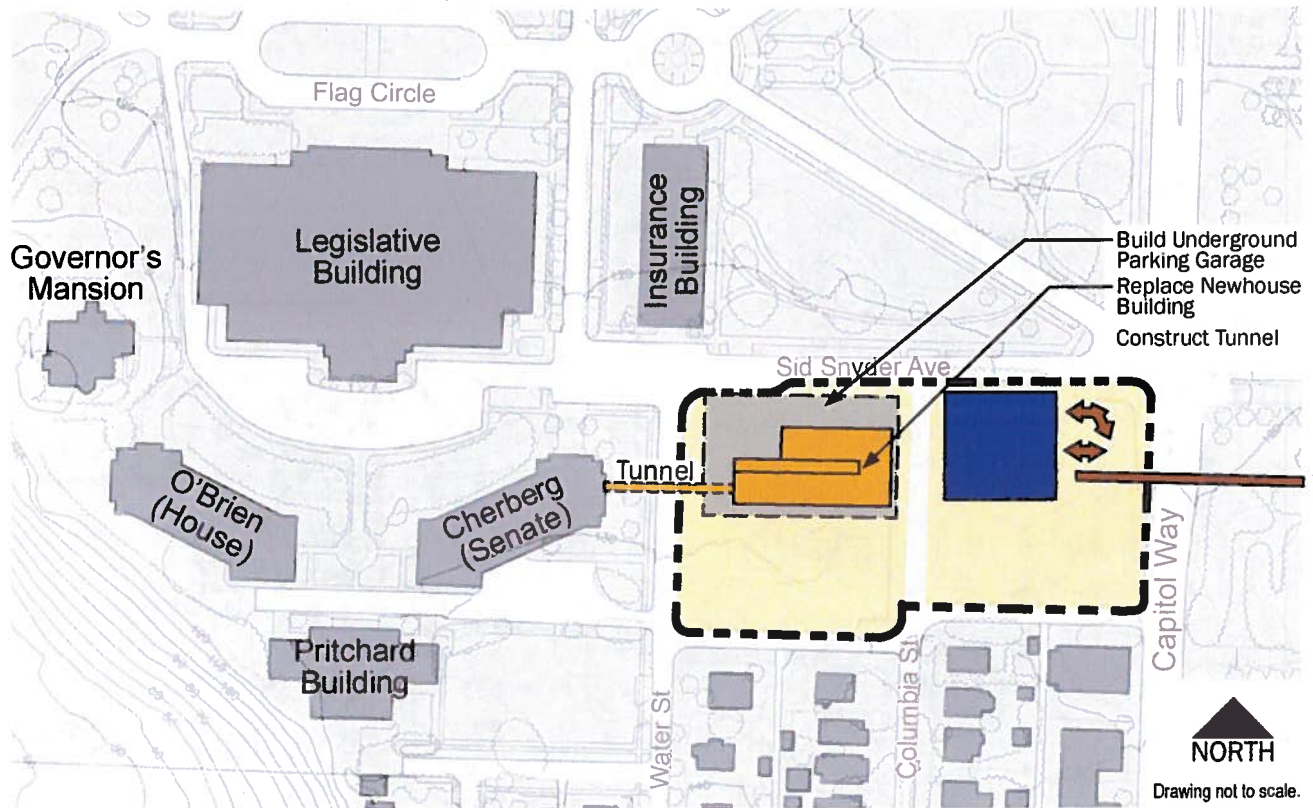


Figure #5 Phase 1 Construction



When the modulares are removed, the east block of the site could then be redeveloped as described below and illustrated in Figures #6-8. Phase 2 thus entails the following steps:

- demolition of the Visitor Information Center and relocation of that function to the Heritage Center, upon completion;
- construction of a new 150,000 gross square feet (GSF) Legislative Support Building;
- extension of the South Edge subterranean parking structure which would also provide below-grade space for a potential campus emergency generator system; this phase of the garage would accommodate this system and 525 vehicles in approximately 260,000 GSF; and
- replacement of the pedestrian bridge connecting West and East Campuses with a new structurally sound pedestrian bridge built to comply with the Americans with Disabilities Act (ADA) standards.

The Legislative Support Building would be for co-location of legislative support functions and other State agencies that are currently off-campus and would benefit from an on-campus location and thereby reduce State lease costs. This new facility would also provide the House and Senate a significant opportunity to share resources in a location convenient to legislative operations and eliminate duplication of support functions.

Figure #6 Phase 2 Preconstruction

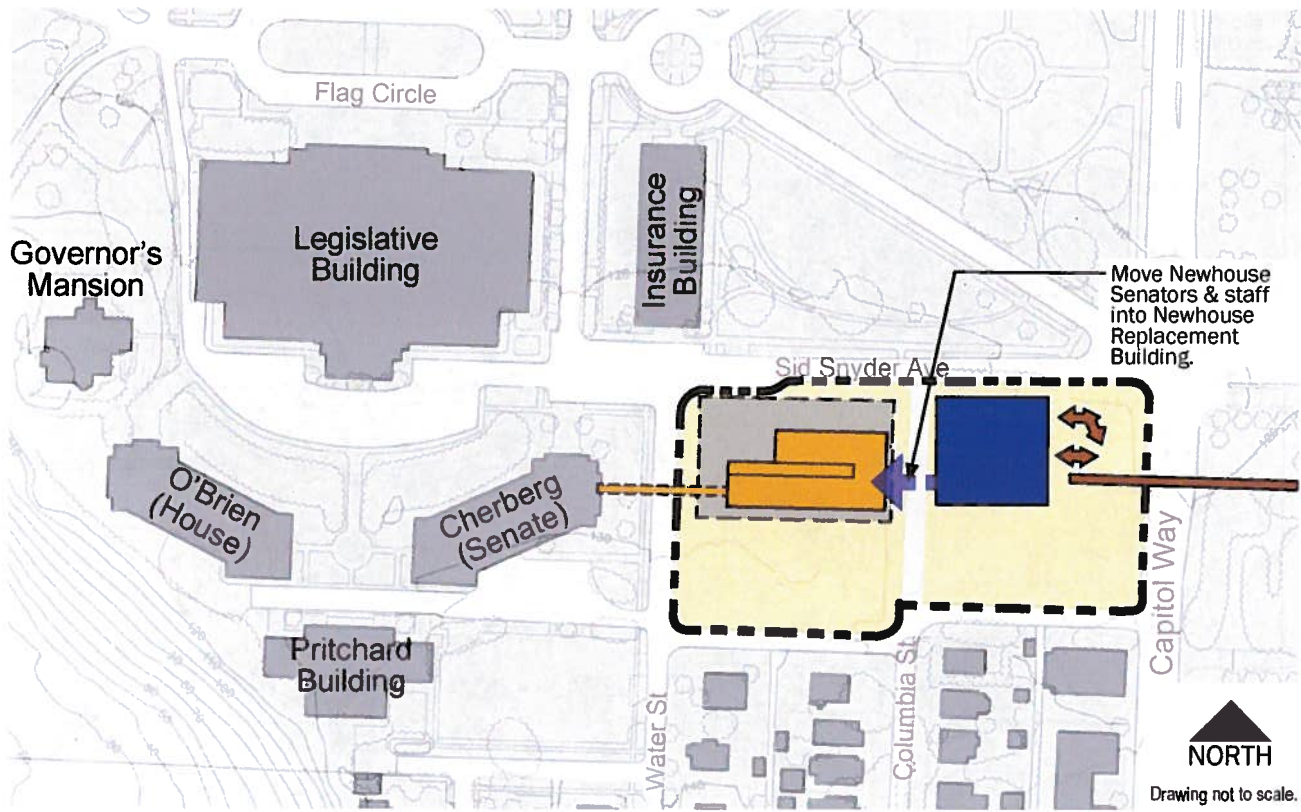


Figure #7 Phase 2 Demolition

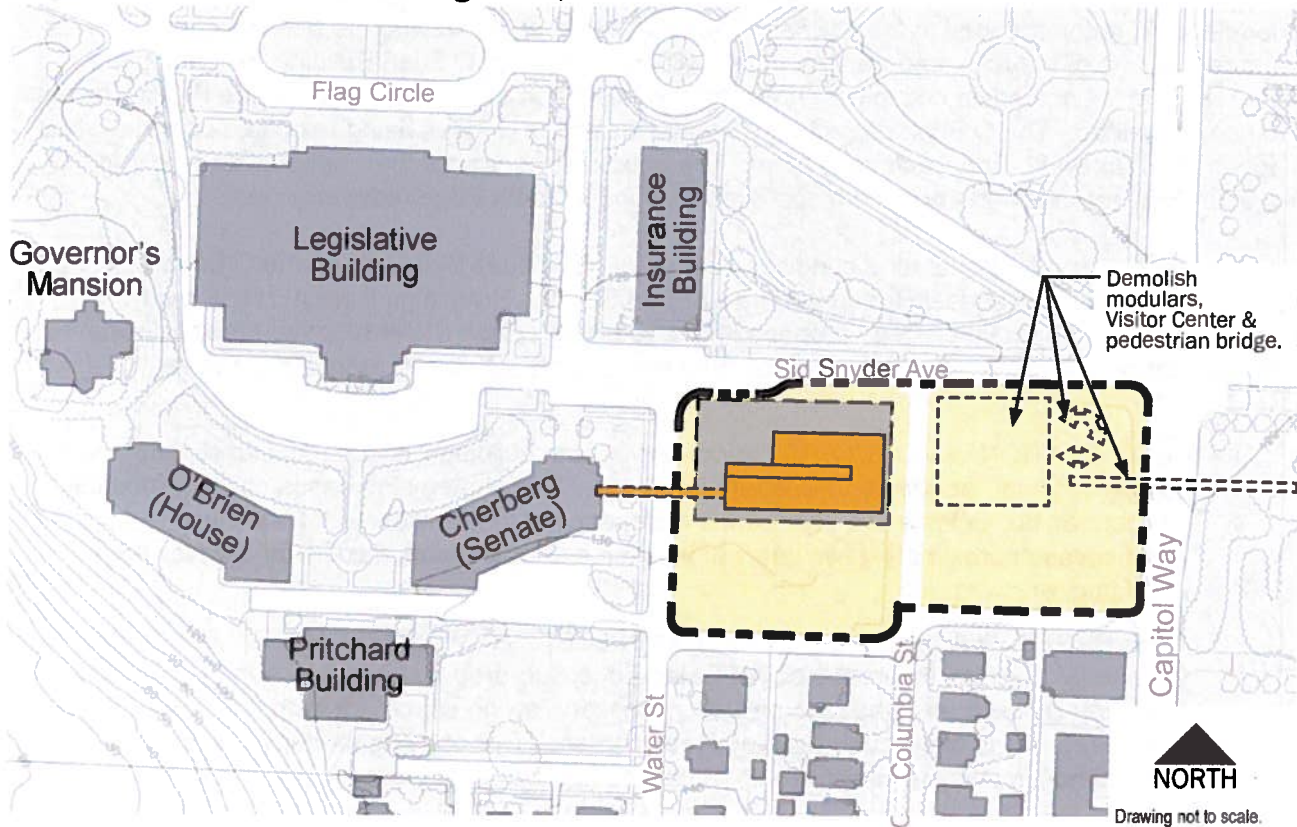
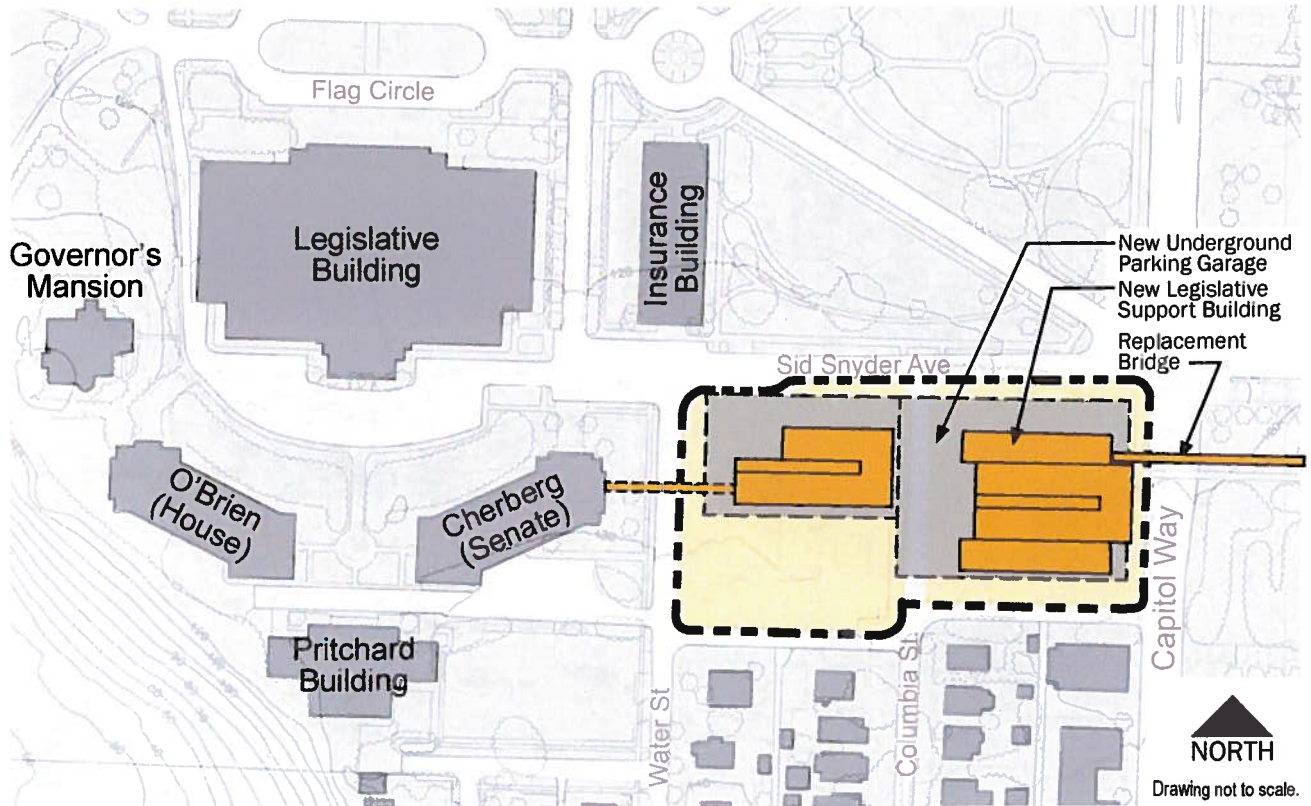


Figure #8 Phase 2 Construction



This phasing plan is predicated on the assumption that the O'Brien Building Renovation occurs as scheduled and recommended in the O'Brien *Predesign* and that the Newhouse Building occupants would re-use one of the two temporary modular buildings when the O'Brien Building renovation is completed and is once again occupied. Timing of the relocation and/or demolition of the Press Houses is to be determined. The O'Brien project may involve the Press Houses being relocated or demolished in advance of the South Edge redevelopment. The anticipated costs for their removal and historic mitigation fees are included here in the cost analysis for the South Edge redevelopment.

The obsolescence and deteriorating conditions of the Irv Newhouse Building and the O'Brien Building resulted in this Project Request Report and the O'Brien Building *Predesign* Report, respectively. In addition to the development strategy proposed here, the South Edge Redevelopment Plan considered three alternative phasing scenarios to replace the Newhouse Building and renovate O'Brien:

- **CO-LOCATION in MODULARS:** relocation of both buildings' occupants into slightly larger modular facilities on the South Edge site. This strategy increases costs of modular structures but yields a two year earlier occupancy of the replacement Newhouse facility and saves approximately two years in inflation and maintenance costs for the Newhouse Building; or
- **REVERSED PHASING & CO-LOCATION IN LEGISLATIVE SUPPORT BUILDING:** this scenario develops the east block of South Edge Sub-area first and builds the Legislative Support Building as Phase I to provide necessary "swing space" for both the O'Brien Renovation and Newhouse Building Replacement. This phasing strategy prolongs the maintenance costs associated with the failing structures and invests capital funds in a

permanent structure (as opposed to temporary modular buildings) that augments the Capitol Campus development; or

- **REVERSED PHASING with RELOCATION IN LEGISLATIVE SUPPORT BUILDING:** similar to the previous strategy, the east block is developed first, allowing relocation of the Newhouse Building occupants in the Legislative Support Building upon completion. This scenario prolongs the maintenance costs associated with the existing Newhouse Building but utilizes the new Legislative Support Building for "swing space" instead of temporary modular facilities.

Potential schedules and related illustrations of the alternative phasing scenarios are included in Appendix B.

3.0 Justification

Redevelopment of the South Edge Sub-Campus is driven by the long-term needs for office space on the Capitol Campus in Olympia. The immediacy of the project is primarily caused by the deteriorating conditions of the Newhouse Building, which needs to be replaced for continued Senate functions. The Newhouse Building, built in 1934, is at the end of its useful life and is already costing the State significant maintenance dollars due to exterior building failures which allow the building to leak and comprehensive building system failures which create an uncomfortable, inefficient work environment. Necessary repairs to maintain the facility for just the next five years would require replacement of the following:

- failing steam heating pipes;
- rooftop air handler;
- heating and cooling system; and
- the building's sewer line.

General Administration estimates these repairs to cost \$500,000 (un-escalated dollars). In addition, deficiencies in the basic construction of building envelope allow rainwater into the building. Total renovation of the Irv Newhouse Building to address occupant dissatisfaction, space inefficiencies and high maintenance costs could range from 75% to 120% of new construction, which exceeds the threshold of industry standards signaling time to replace rather than renovate.

The proposed Legislative Support Building allows the State a significant opportunity to cost-effectively co-locate multiple agencies on West Campus. The primary tenants will be those legislative sub-agencies that support the House of Representatives and the Senate, including but not limited to:

- Joint Legislative Audit and Review Committee (JLARC)
- Legislative Evaluation and Accountability Program (LEAP)
- Legislative Service Center (LSC)
- Joint Transportation Committee (JTC)
- Legislative Information Center Hotline (LIC)
- Office of the State Actuary (OSA)
- Shared print shop facility
- Shared mail facility

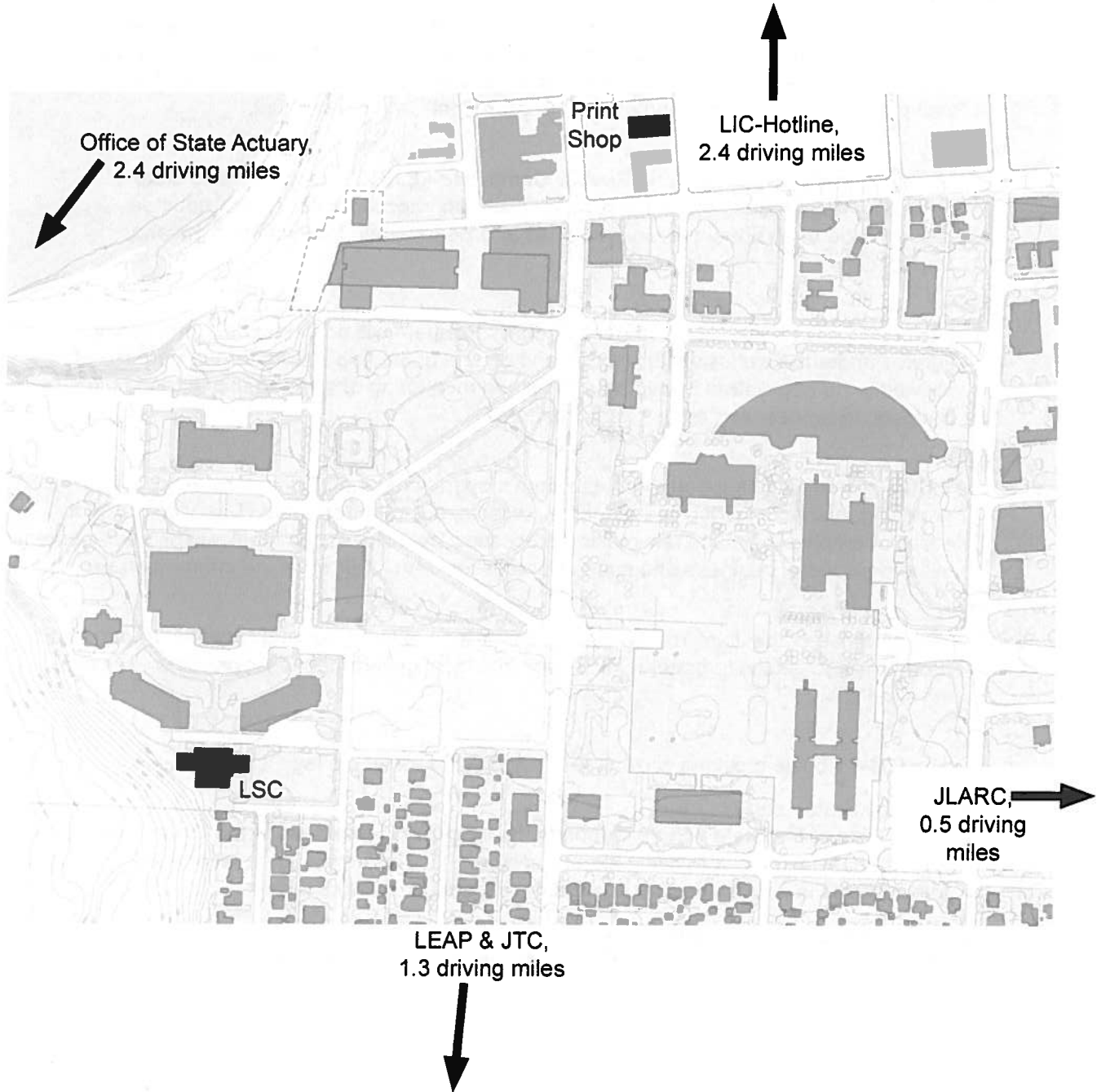
Co-location of these agencies will yield more efficient and effective operations and reduce duplication of support functions that are currently operated separately for the House and the Senate, such as the print shop (located off-campus) and the information technology functions for each entity. A shared print and mail facility, for example, could serve both the House and the Senate and an on-campus location would significantly improve document and mail delivery as well as reduce costs and production time. In addition, some of these agencies are facing impending relocation; for example, JLARC, JTC and the LIC-Hotline are impacted by the DIS/Wheeler Redevelopment and will be relocated off-campus.

The need for conference and meeting space on-campus is very high, particularly during the Legislative Session, when rooms are literally booked years in advance. The estimated 150,000 GSF building program for the Legislative Support Building could create shared conference space if so desired.

Pre-design analysis of the South Edge Redevelopment would investigate whether or not this function could be considered as part of the Legislative Support Building.

Moving off-campus agencies onto the Capitol Campus has multiple benefits for State Government. In addition to lease cost avoidance, agencies located off-campus are subject to a variety of building conditions, space standards and management practices. Moving off-campus agencies onto the Capitol Campus provides the State an opportunity to standardize space allocations, share common support spaces (administrative, reception, copy and meeting/conference space), yield operational efficiencies and improve government-wide oversight and communications.

Figure #9 Current Sub-agency Locations



3.1 Prior Planning

This Project Request Report focuses on the needs of the House and the Senate and several legislative sub-agencies that directly support the legislative process:

House of Representatives [mission statement]

"As stewards of the public trust, guided by our state Constitution, the House of Representatives of the State of Washington establishes laws and policies to protect individual rights, provide quality education and other essential services, facilitate economic growth, and preserve quality of life for current and future citizens."

Senate

"The mission of the Washington State Senate is to exercise legislative powers granted by the State Constitution; to represent and provide leadership for the people of the state of Washington; to enact laws and oversee their administration; and to provide for the public well-being while protecting and maintaining the rights of the individual."

JLARC

"The Joint Legislative Audit and Review Committee (JLARC) works to make state government operations more effective, efficient, and accountable. The Committee is comprised of an equal number of House and Senate members, Democrats and Republicans."

LEAP

"The Legislative Evaluation and Accountability Program will provide a data processing service under the exclusive jurisdiction and control of the Legislature for the purpose of providing the Legislature in-depth analysis and monitoring of state agency expenditures, budgets, revenues, and related fiscal matters."

LSC

"LSC's mission is to support the Legislature's operations and functions by establishing, providing, and maintaining cost-effective, reliable, customer-oriented IT services. Major areas of emphasis include law-making processes, constituent communications management systems, internal business and support processes, and Internet based information services."

JTC

"The purpose of the Joint Transportation Committee is to review and research transportation programs and issues to better inform state and local government policymakers, including legislators."

LIC

The LIC – Hotline provides citizens with information about the legislative process.

Office of the State Actuary

"The Office of the State Actuary supports the long-term soundness of the Washington State retirement systems by providing expert, accurate, and objective actuarial and policy analysis to our clients in a cost-effective and timely manner. "

House Production Services and the Senate Print Shop

These provide printing, graphics and production support to both the House and Senate.

Several planning efforts have led to the development of this Project Request Report, including building-specific studies, *2007 Needs Assessment for State Government Meeting and Training Facilities* and *Master Plan for the Capitol of the State of Washington*. These studies have documented the conditions and constraints of existing facilities in providing office and/or conferencing space on-campus. Both office and conferencing space on the Capitol Campus is heavily utilized; surplus space simply does not exist. Many State agencies are located off-campus, totaling over 4 million square feet in leases throughout Thurston County. During the renovation of the Legislative Building in 2002 through 2004, temporary modular buildings were constructed on-campus to temporarily replicate office space at great cost. The proposed renovation of the O'Brien Building and redevelopment of the North Edge displaces a number of agencies that simply have no place to go during the construction.

The Pritchard Building was studied in 2004 and again in 2006 to determine its ability to accommodate different office uses. The 2006 Pritchard Building Predesign concluded that occupation of the Pritchard Building is significantly constrained because the building's original design used the three upper stories (about 1/3 of the building's total floor area) for library stacks and did not include life safety precautions that would allow office occupancy in these floors. The cost per square foot to convert these stack areas to habitable office spaces would be very high.

The Newhouse Building is at the end of its useful life. Numerous repairs conducted on that building by General Administration attest the failing conditions, as does a Historic American Building Survey conducted in 2004 and a 2007 technical memorandum detailing the required waterproofing included in emergency building repairs this summer. In addition, the steam heat piping is failing both inside the building and at the main line running into the building; the roof air handler has a limited life expectancy (less than five years); the HVAC control system needs upgrading; and the building's sewer line is failing.

All of the above reinforce the clear need for new and additional office space on the West Campus.

The 1991 *Master Plan for the Capitol of the State of Washington* indicated removal of all four of the existing structures in the South Edge area, vacating the one-block length of Columbia Street and construction of a "General Legislative Support Building with underground parking and a secured underground passageway to the Legislative Building." The phased redevelopment of the site proposed in this PRR is very similar to the 1991 Master Plan recommendation with the distinction of a direct replacement of the Newhouse Building in addition to the general Legislative Support Building.

The 2006 *Master Plan for the Capitol of the State of Washington* identified eleven sites on the Olympia Capitol Campus as opportunity sites for future development without specifying what uses should be considered or which buildings would be removed. The South Edge Sub-Campus was identified in this *Master Plan* as "Opportunity Site #6." This Project Request Report investigates the potential redevelopment of Master Plan Opportunity Site #6 as deemed prudent by the both the 1991 and 2006 Master Plans.

Several principles expressed in the 2006 *Master Plan for the Capitol of the State of Washington* support the redevelopment of Site #6 for the purposes of State legislative offices. These principles and their related policies are here summarized:

Policy 1.1 requires welcoming, safe and convenient public access to State buildings. The Press Houses are state-owned buildings that do not provide equitable access. Redevelopment of the South Edge would either involve relocation of these structures to a private location or historic documentation and demolition.

The proposed redevelopment would meet Policy 1.4 in replacing the noncompliant, Capitol Way pedestrian bridge with a new bridge that meets current seismic codes and ADA standards.

The "highest and best use" of the South Edge site is designated in Policy 2.1 as those "functions critical to the effective operation of Tier 1 activities" which are described as those "functions most closely affiliated with the lawmaking process, ceremonial activities of statewide elected officials, and public ceremonial and educational facilities." The legislative support functions proposed for the Legislative Support Building and the Senate support functions identified for the Newhouse Replacement Building meet these criteria.

Policy 2.3 provides direction on the co-location and consolidation of State facilities, which is the intent for the Legislative Support Building in creating shared legislative support for both the Senate and the House of Representatives. Furthermore, this building affords the State an opportunity to co-locate multiple off-campus agencies on the West Campus. The result should be reduced duplication of services, support space and equipment as described in the policy.

The South Edge site is already owned by the State as part of the West Campus and is therefore included in the Preferred Development Area defined in Policy 3.1.

Policy 3.3 directs the State to be a leader in environmental stewardship. Predesign and design of the South Edge will seek LEED® Silver as a minimum goal for the proposed development. (LEED refers to the U.S. Green Building Council's Leadership in Environmental and Energy Design program.) Specifically, new construction must be designed to the requirements dictated by the U.S. Green Building Council's Leadership in Environmental and Energy Design (LEED®) Silver rating.

Predesign and design of the South Edge will achieve the design goals outlined in Principle 5 and the desired "aesthetic quality of state-owned Legislative Support Buildings" with a "dignified and formal character" directed by Policy 5.2.

As required by Policy 6.1, the Legislative Support Building and the Newhouse Replacement Building will be high quality, high-performing buildings that are technologically capable and energy efficient. In particular, the Newhouse Replacement Building will correct the failing structure and unhealthy environment evident in the current structure.

Redevelopment of the South Edge will involve needed replacement and/or system upgrades to the immediate infrastructure systems. Policy 6.2 defines the need to improve the reliability and service of the Capitol Campus infrastructure. In addition, the Predesign Study should investigate the possibility of addressing emergency generator needs within the Phase 1 parking garage.

South Edge redevelopment is therefore supported by the latest Master Plans and needed for efficient State government operations in Downtown Olympia. Design guidelines that will influence redevelopment of the South Edge can be found in the *Master Plan* and the *South Edge Sub-Campus Area Plan*.

3.2 Needs Analysis and Planning Process

As noted in Section 3.1 above – Prior Planning – the needs of many of the South Edge buildings and functions have been addressed in previous studies. In addition, the 2007 O'Brien Building Predesign is exploring the alternatives for renovation of that building.

During the Predesign Study for the proposed South Edge projects, all viable alternatives available to meet the program requirements will be fully analyzed and documented. Based on prior studies and additional analysis undertaken as part of this Project Request Report, a number of preliminary conclusions can be drawn.

The Newhouse Building is at the end of its useful life:

- Total renovation is not a realistic alternative as the cost to renovate will be comparable to the cost of new construction and the relative small size of the building (25,000 sq. ft.) under-utilizes the centrally located real estate.
- Doing nothing is not a realistic alternative as the ongoing maintenance and repair costs will continue to escalate both in terms of dollars required and frequency of repair.
- Leasing space for Senate member offices is neither appropriate nor viable. The Senate functions must be located immediately adjacent to the Legislative Building so the legislative process can be efficient, effective and as accessible to the public as possible.

Additional office and shared conference space is needed on-campus. Alternatives to building a new Legislative Support Building will be fully explored during the Predesign, but preliminary conclusions are:

- The no action alternative will result in the continued duplication of many of the House and Senate support services.
- Continued leasing of space for legislative sub-agencies – part of no action - means that several functions important to the legislative process would continue to be located off-campus. One important function is the House and Senate print shops currently co-located at 1007 Washington Street. This is a GA-owned building that is sub-standard and has been declared unsafe in a seismic event. As minimal capital improvement is planned for the building, the no action alternative means that serious consideration must be given to moving print operations to another off-campus location.
- The benefits of co-location and consolidation of legislative sub-agencies on campus are significant and will include more centralized service and support for the Legislature, efficiencies gained by reduced travel back and forth for agency staff to the Campus, reduced Campus traffic impacts, and reduction in long-term capital and operating costs through consolidation of systems and space.

3.3 Issues Identification

Predesign analysis would identify the most cost-effective and appropriate redevelopment solution for the South Edge site. Project definition to-date identifies a combined total program including approximately:

- 200,000 GSF of new and replacement office space;
- 330,000 GSF of subterranean parking garage for 700 cars and emergency generator space;
- a replacement pedestrian bridge connecting East and West Campuses; and
- a subterranean tunnel connecting the Newhouse Replacement Building to the Cherberg Building.

The Predesign will validate the space program for near-term and long-term building occupants and agency-specific needs, including specialized moving and tenant improvement costs expected for LSC, other legislative sub-agencies and additional state agencies that might be re-located to the new buildings.

Once the program is finalized, the Predesign Study will also involve further refinement of the preliminary building massing strategies to identify the ideal building configuration and placement. Additional design work will identify opportunities for sustainable design and energy conservation for operational cost savings over the course of the building's expected life. Current goals include meeting a minimum requirement of LEED Silver and providing high quality buildings with 100-year life spans.

The Predesign will also further evaluate the opportunity to build and site the Newhouse Replacement Building and subterranean parking in a manner that would potentially conserve the southern half of the west block for a future building opportunity. Careful massing and siting of the Newhouse Replacement Building may offer the Campus an opportunity to strategically landbank approximately half the block for future expansion and/or construction of a third building in the South Edge Sub-Campus area.

Since the Legislative Support Building will provide co-located legislative support and State agency office space, the Predesign will comparatively evaluate and document the benefits and costs. Co-locating legislative support functions in the Legislative Support Building will centralize those resources supporting the House of Representatives and the Senate in a shared, more efficient environment that will enhance and expedite legislative operations. Further analysis will determine the opportunities to consolidate data and information technologies development and support functions for the House and Senate. The operational and capital cost savings will be estimated and demonstrated to understand the fiscal benefit.

Further site investigation and analysis will be conducted as part of the Predesign Study to refine the understanding of design and construction issues and add precision to construction cost estimates. Site issues that need further study are identified in the following section.

An additional issue that will need careful analysis during the Predesign is the potential impact to the Campus and the surrounding neighborhoods during construction.

3.4 Site Feasibility

The 2006 *Master Plan for the Capitol of the State of Washington* includes site analysis and description of Opportunity Site #6, here proposed for redevelopment. The South Edge Sub-Campus is a 3.5-acre site located on the south edge of West Campus, immediately south of the central green and borders Capitol Way. The site includes a pedestrian bridge to East Campus and is immediately adjacent to two historic districts: the State Capitol Historic District and the South Capitol Neighborhood. The Master Plan cautions sensitivity to the neighborhood character but also describes the site's "significant development potential."

Development on the Capitol Campus must consider the governance of the City of Olympia Municipal Code and the design guidelines of the *Master Plan*, the Capitol Campus Design Advisory Committee (CCDAC) and the State Capitol Committee (SCC). The City zoning designation for the majority of the Campus, including Site #6 is Commercial Services-High Density. While the City has not enforced its zoning regulations on the State, land use and development regulations as described in Title 18 of the City's Municipal Code were used as a basis for determining site feasibility and theoretical development capacity.

Key development regulations from the City code include a maximum building height of 75' (would accommodate a 5-story Legislative Support Building) or a conditionally allowed height limit of 100'. No maximum building or development coverages (footprint) limit site development. Applicable setback requirements would be based on a determination of whether or not the 2-block site has 'rear' or 'side' yards. All of these determinations are less significant due to the more restrictive design and open space considerations imposed by the Capitol Campus itself.

Design guidelines for the West Campus are defined in Policy 5.2 of the 2006 *Master Plan for the Capitol of the State of Washington*. Key issues at this level of design consist of the document's discussion surrounding building massing and scale. In particular, the "height of the O'Brien and Cherberg buildings should be the maximum height above grade of all new West Campus construction." Other guidelines prioritize the Legislative Building as the "Capitol complex's predominant feature" and that new construction should not compete with its grandeur and symbolism.

The Capitol Campus Design Advisory Committee (CCDAC) oversees all design issues regarding Capitol facilities and open space. The South Edge Sub-Campus team met with CCDAC several times over the course of this study to seek their guidance and review. At the first meeting on August 8th, 2007 CCDAC directed the team to test the precepts dictated by the *Master Plan*, including the height limitation as defined by the O'Brien and Cherberg Buildings. Consideration of the Cherberg/O'Brien height as the datum across the site imposes varying height limitations due to existing elevations across the West Campus. The existing grades of the South Edge site is currently much higher than the North Edge site, for example, where the proposed Heritage Center will sit four to five stories above the adjacent grade of the central green. The datum impacts the South Edge site -at current grades- to potentially limit the new development to three stories, given modern floor-to-floor heights to accommodate technology and building systems appropriate for office construction. Further testing of the height limit, proposed site and building grades and massing strategies will be assessed in Predesign and subject to CCDAC review.

Figure 10: Zoning Analysis

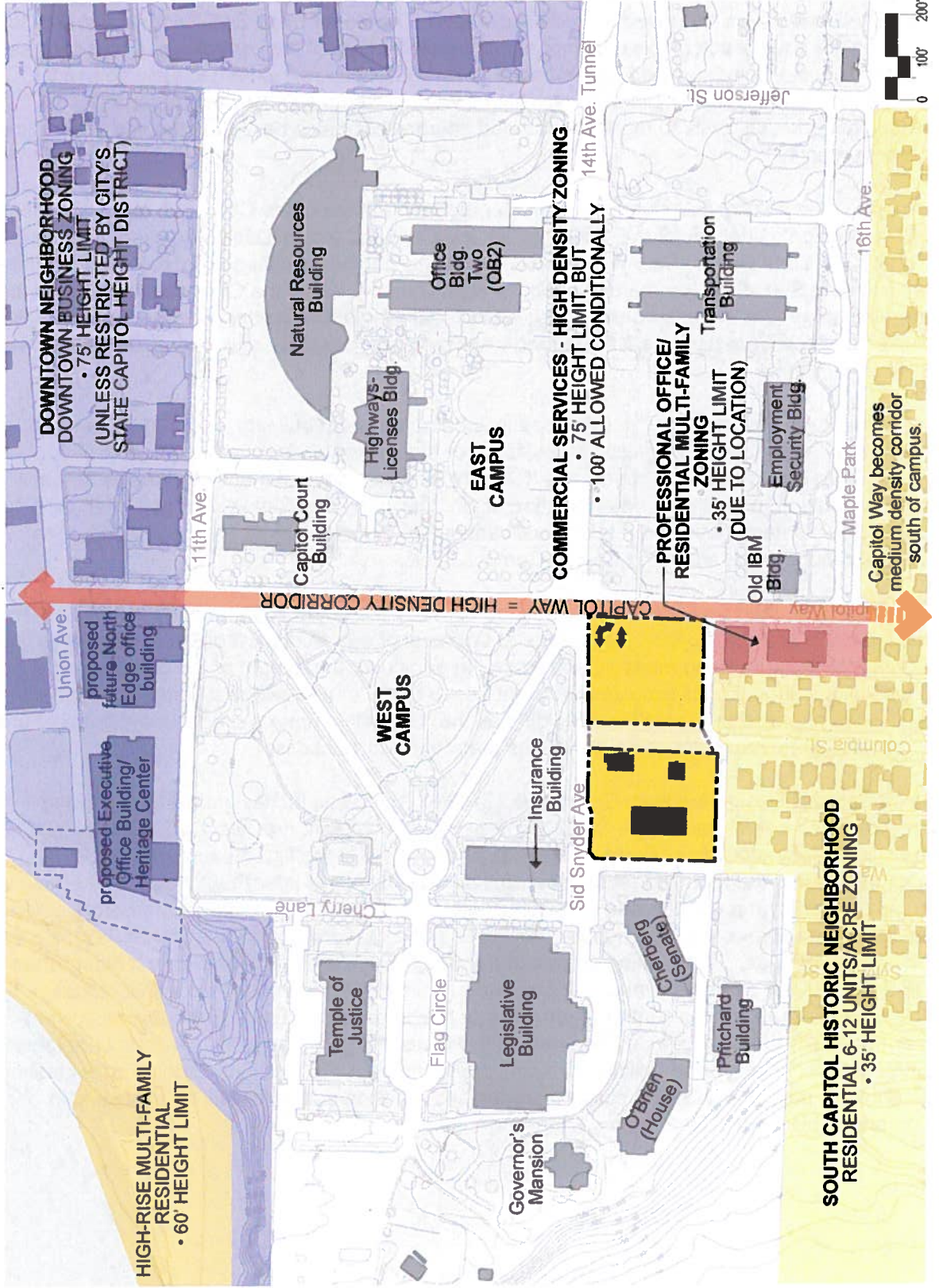
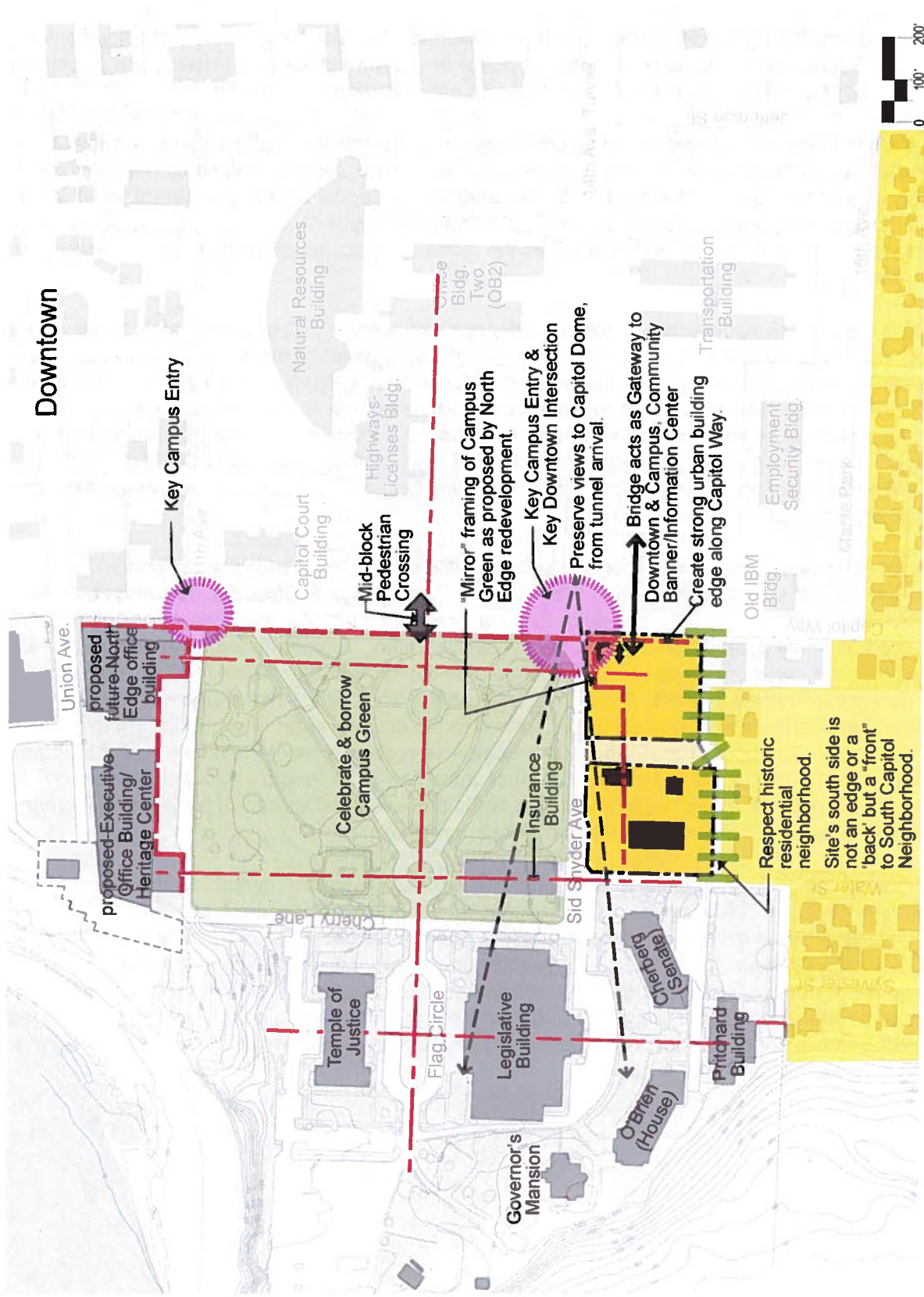


Figure 11: Campus Analysis



The State Capitol Historic District is immediately adjacent to the South Edge Sub-Campus and is comprised of the Legislature Building, the Temple of Justice, the Governor's Mansion, the Insurance Building, the O'Brien Building and the Cherberg Building. Most relevant to the redevelopment of the South Edge are the centered orientation of the Insurance Building on Water Street and the setback of Cherberg and O'Brien Buildings from Sid Snyder Avenue. Development on the west block of the South Edge Sub-Campus should be set back to mirror the Cherberg Building setback and celebrate the Insurance Building as the visual terminus of Water Street. Development should also match the setback designated by the Cherberg and O'Brien Buildings to exclude building north of this edge, at least on the west block of the site. These setbacks correspond with the western and northern façades of the existing Newhouse Building. Furthermore, redevelopment of the South Edge should not preclude the possibility of widening Sid Snyder Avenue (to the south) from Capitol Way to the current wider street profile that starts near the Newhouse Building. Widening Sid Snyder Avenue may prove desirable since its intersection with Capitol Way is described as the "primary vehicular gateway to West Campus" in the *Master Plan*.

The South Capitol Neighborhood is a designated historic residential district immediately to the south of the Campus' South Edge Sub-Campus. This neighborhood consists of many bungalow-style homes and tree-lined streets, including Columbia and Water Streets with significant views into the Campus. Building design and massing, circulation patterns and access points to the proposed underground parking garage must be sensitive to the adjacent neighbors. In fact, several neighbors participated in the public Open House held on September 11, 2007 and have commented at CCDAC meetings. Public feedback and questions have centered on building height and massing, views of the campus, schedule and parking/circulation concerns.

The South Edge Sub-Campus is currently bisected by Columbia Street which terminates at Sid Snyder Avenue and starts north again at 11th Avenue. The Executive Office Building and Heritage Center development proposed for the North Edge involves vacating one-block length of Columbia Street, providing only pedestrian and emergency vehicle traffic. This South Edge Sub-Campus Plan also assumes the vacation of one block of Columbia Street through Site #6 but it will be investigated further during the Predesign effort. Columbia Street on the South Edge has a different interface with the adjacent residential neighborhood than it does with the downtown retail area adjacent to the North Edge. Closing of Columbia Street in the South Edge may provide a way to relieve some of the traffic pressure on the South Capitol Neighborhood. Should the one-block length of Columbia Street be vacated similar to the North Edge plan, this area could be developed as part of the building footprint or included in the development of pedestrian and site amenities.

The combined design and regulatory considerations of the City and the Campus suggest a maximum development capacity, at five stories, of approximately 400,000 gross square feet (GSF) or 520,000 GSF if Columbia Street is vacated. This theoretical capacity far exceeds the proposed two building program of approximately 200,000 GSF plus subterranean parking. Redevelopment of the South Edge should consider development strategies that are sensitive to the site's different edge conditions (urban, campus and historic residential neighborhood). Furthermore, the Predesign analysis should investigate if the proposed two phases of redevelopment could be sited and designed to allow a portion of the site to be land-banked for future development.

Four structures currently exist on the South Edge site. All four buildings will be demolished and/or relocated as part of the site's redevelopment.

- The proposed redevelopment includes replacing the Newhouse Building which is at the end of its useful life. Preliminary structural evaluation of the Newhouse Building indicates that relocation of this structure is not feasible. Demolition, with the potential salvage of exterior stone and brick materials, is therefore assumed.
- The two structures at 201 14th Avenue (the "Blue House") and 1417-1419 Columbia Street (the "White House") were deemed eligible for the National Register of Historic Places in 2001 but have not been registered. The disposition of these structures will be further investigated in the Predesign analysis. Preliminary structural evaluations of both structures indicate that they could be re-located to new sites if new owners were identified. This Project Request Report assumes these buildings will be removed from the site prior to Phase 1 construction.
- The Visitor Information Center was built as a 'temporary' building; its function will be relocated to the North Edge as part of the Heritage Center. Demolition of the Visitor Information Center is therefore assumed.
- In addition, the Capitol Way pedestrian bridge connecting East and West Campuses would be impacted by redevelopment of the South Edge Sub-Campus. The structure is in poor condition, is not built to ADA or current seismic standards and is therefore a good candidate for replacement as part of the redevelopment.



Figure #12 Irv Newhouse Building, North Facade



Figure #13 201 14th Ave. - the Blue House, North Facade



Figure #14 1417-1419 Columbia St - White House, South & East Facades



Figure #15 Existing Capitol Way Pedestrian Bridge

Historic mitigation will be required of the South Edge Sub-Campus redevelopment for the Newhouse Building as well as the Press Houses.

The aerial pedestrian bridge over Capitol Way that connects East and West Campuses lands on the South Edge site at the Visitor Information Center. This concrete structure is in poor condition and is not built to current seismic standards nor those dictated by the Americans with Disabilities Act (ADA). The cost of needed structural maintenance repairs could easily exceed the cost to replace the structure. South Edge redevelopment therefore assumes replacement of the pedestrian bridge with a covered structure that meets current codes and ADA standards and improves accessibility on-campus, as mandated by the 2006 Master Plan Policy 1.4. While an accessible pedestrian connection between West and East Campuses is available at a mid-block crossing on Capitol Way, the pedestrian bridge connection provides vehicular-free access that is currently too steep to safely accommodate those with disabilities.

Existing conditions on the remainder of the site consist of surface parking lots, vehicular drop-off at the south side of the Newhouse Building and minimal landscape areas. Short-term visitor parking is provided in a paved surface lot in conjunction with the Visitor Information Center. Two smaller gravel lots are provided for state employees near the Press Houses. The three lots together provide 141 stalls, of which 84 are assigned to specific users. In addition, on-street parking is available on state-owned portions of Columbia Street and Water Street. Landscaped areas are concentrated near building entries and perimeter shrubberies. A few significant, larger trees live on-site, particularly along the south edge of Sid Snyder Avenue and one specimen Douglas Fir (*Pseudotsuga menziesii*) west of the Newhouse Building. The significance, if any, attached to any of the plantings will be assessed during the Predesign effort in conjunction with a tree study to be conducted by General Administration.

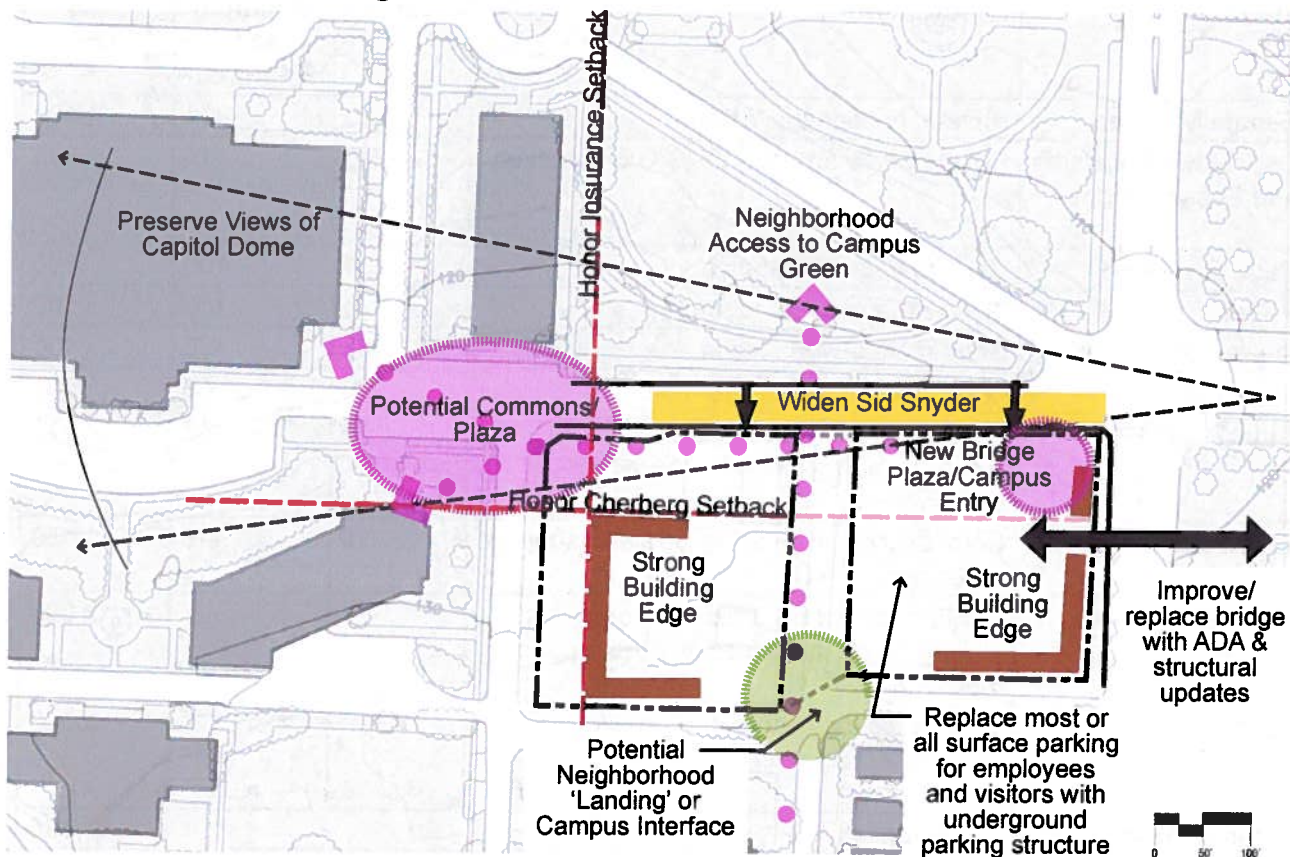
Preliminary investigations of underground utilities servicing the South Edge suggest a number of utility upgrades are due and will be required of site redevelopment. All utility improvements will be subjected to further analysis in the Predesign effort. Most systems, including telecommunications, steam, electrical and water will require building-specific upgrades and increased capacity to support the proposed development. The stormwater and sewer systems will likely require more substantial improvements and therefore further analysis during Predesign. The existing sewer system pipes adjacent to the property have capacity however they are vitrified clay pipes that are 75-years old and need replacement. Stormwater management related to the proposed development will likely entail water quality treatment and water quantity control, involving an underground vault or similar structure. The stormwater would then connect from this facility to the existing conveyance system, either the on-campus system or the adjacent City system. There are advantages and disadvantages, as well as costs associated with either option. The on-campus solution may be feasible if downstream capacity is available, however this system is old and has failure issues. On the other hand, detention may not be required since this system drains directly to Capitol Lake. Connection to the City system is complicated by the fact that the City of Olympia has been replacing its combined (2 pipe) stormwater and sewer system with a separated (1 pipe for each) system and requires new development to connect to the closest separated outlet. Based on City mapping, the closest location is at Union Street and Franklin Street which would impose disproportionately large costs on the South Edge redevelopment. Current discussions with the City indicate that this would not be necessary and a connection to a combined system adjacent to the site may be allowed and/or they would encourage connection to the on-campus system. Again, this analysis would continue as part of the Predesign Study.

Redevelopment of the South Edge would displace three existing surface parking lots and construct new subterranean parking in two phases. The first phase of development would build the new Legislative Support Building above the parking structure; the second phase would construct the Newhouse Replacement Building and extend the phase 1 parking garage. (The extended garage would provide a more efficient parking structure and layout than two separate structures.) Another alternative that may be considered during the Predesign analysis would weigh the costs and benefits of building the parking structure in the first phase, which would gain construction cost efficiencies yet burden the first phase with higher costs. This Project Request Report therefore splits the parking into two phases of construction for budgetary reasons. Preliminary geotechnical reports indicate that site conditions would accommodate subterranean construction with standard construction methods. Additional geotechnical analysis should be conducted during the Predesign Study.

Construction inconveniences and disruption to campus and the adjoining neighbors can be mitigated. Appropriate construction lay down areas for each phase of development will be determined during future phases of design.

The redevelopment potentials and constraints of the South Edge are illustrated in Figure #16, below. Additional South Edge graphics can be found in the *South Edge Sub-Campus Area Plan*.

Figure #16 Site Potentials & Constraints



4.0 Budget Development

4.1 Space Needs Analysis

A preliminary order of magnitude space needs assessment has been conducted for both the Newhouse Replacement Building and the new Legislative Support Building. During the Predesign, the analysis will be refined and a detailed room by room space program will be developed.

The Newhouse Building currently serves as the home for 15 Republican Senate members along with their immediate staffs and other support functions. The total area measures 25,084 GSF, of which 22,032 SF is rentable. It is anticipated that 5 additional Senate members and their staff could need office space in the Newhouse Building in the future.

The current space planning standards for Washington State are 215 Rentable Square Feet per capita plus additional square feet for Special Areas with the caveat that agencies may choose to use the more rigorous functional programming method if there are unique and special circumstances impact space needs. The functions housed in the state's legislative buildings do have special needs including a large percentage of private offices and additional conference and meeting spaces. The 2003 space requirements developed for the rehabilitation of the Cherberg Building – home to the Democrat Senate members - applied to the functions in the Newhouse Building yield the following:

Newhouse Replacement Building
Table #1 – Preliminary Summary Minimum Space Needs
in Assignable Square Feet (ASF)

Function	Description	Quantity	Minimum ASF Required	Total ASF
Senate Members	Private, confidential office	20	221	4,420
Legislative Assistants and Session Aides	Private office for each LA/SA combination	40	115	4,600
Page Dispatcher	Semi-private workstation	1	100	100
Pages	Open area in small room	6	100	100
Intern Supervisor	Semi-private workstation	1	100	100
Interns	Open office in one large room	20	60	1,200
Caucus Staff	Private office for each executive and research staff plus radio and video personnel	14	187	2,618
Caucus Staff	Semi-private office for writers and support personnel	10	115	1,150
Member Support Space	Conference rooms, briefing rooms, waiting areas, receptionist, other support functions			2,000
Caucus Support Space	Conference room, notebook production room, other support functions			1,000
Estimated sub-total for office spaces				17,088

Function	Description	Quantity	Minimum ASF Required	Total ASF
Security	Open office near (or included within) reception areas	3	150	150
Wellness	Employee wellness area	1	500	500
GA Custodial	1 storage closet, 1 mop sink per floor, largest closet in basement	4	650	650
Showers/Lockers	3 showers, lockers, bike storage in basement			
Vending	3 machines in basement			
IT Support	2 LSC on-site support desks	2	250	250
Support Services	On-site supply office	1	300	300
Bulk Storage	4 long-term storage closets for each workgroup in basement	4	1,200	1,200
Lunchroom	Breakrooms on each floor	4	1,600	1,600
Lobby				
Additional Waiting	Reception areas within each workgroup area			
Library	(Could be combined with caucus conference room)	1	400	400
Other				3,200
Estimated sub-total for non-office spaces				8,000
ESTIMATED TOTAL ASF				25,088

The preliminary order of magnitude assignable square feet requirement is 25,088. Application of a departmental circulation factor of 30% and a 40% factor for mechanical/vertical circulation and exiting yields a building requirement of approximately 46,000 gross square feet (GSF). At this level of Project Request Report analysis we are assuming a building of 50,000 GSF for the Newhouse Replacement Building. Further analysis during Predesign will provide a refined program.

As discussed in the section above, the opportunity for co-location of a number of legislative support agencies in on-campus space offers a number of significant advantages. A preliminary space needs assessment of the new Legislative Support Building is presented below. A survey of each of the respective agencies provides the forecast space need to the year 2017. Further analysis during the Predesign will provide a refined program.

New Legislative Support Building
Table #2 – Preliminary Space Needs
in Rentable Square Feet (RSF)

Agency	Current FTE	Current Rental Space (RSF)	Current Location	2017 Forecast FTE	2017 Forecast RSF
Legislative Evaluation and Accountability (LEAP)	13	6,916	Off-campus lease	14	7,448
Office of the State Actuary	13	4,817	Off-campus lease	15	5,558
Legislative Service Center (LSC)	51	22,778	Off-campus lease houses most of LSC staff, plus various dispersed on-campus locations	60	26,798
Joint Transportation Center (JTC)	3	1,650	Off-campus lease	3	1,650
Joint Legislative Audit & Review Committee (JLARC)	30	6,677	Off-campus lease	30	6,677
Legislative Information Center (LIC) Hotline Facility	10	1,424	On-campus (by Wheeler)	10	1,424
Senate/House Print Shop/Graphics and Mail House	21	14,308	Various dispersed on and off-campus locations	21	14,308
ESTIMATED TOTAL LEASED SQUARE FEET		58,570			64,563

The variety of leased spaces housing the sub-agencies includes support spaces for each as well as special areas required. The resultant ratios comparing rentable square feet to FTE typically exceeds the 215 RSF/FTE campus standard. The proposed co-location of multiple agencies in the Legislative Support Building would provide an opportunity to share some of the required special areas, conference rooms and support space to significantly reduce the SF/person ratio.

The preliminary order of magnitude rentable square feet requirement is 64,563. Application of a 7% factor for mechanical/vertical circulation and the thickness of exterior walls yield a building requirement of approximately 69,000 gross square feet (GSF). To accommodate much-needed meeting spaces and/or the Newhouse Building during replacement requires a total of approximately 120,000 GSF. It is assumed that the new Legislative Support Building should be sized at about 150,000 to allow for on-campus location of additional agencies and to leverage the key centrally located real estate. Other potential occupants could include the LSC training rooms and equipment spaces, a joint supply center for the House/Senate and the current occupants of the Press Houses as well as the University of Washington Media Program interns currently located in Newhouse. Further analysis during Predesign will provide a refined program and identification of additional occupants of the new Legislative Support Building.

4.2 Capital Budget

The estimated total project cost of the proposed South Edge Sub-Campus Redevelopment (in escalated dollars: midpoint of construction is estimated at June 2012 for Phase 1 and July 2016 for Phase 2) is \$349.0 million with a MACC of \$216.7 million. These cost planning estimates assume that the project is consistent with Executive Order 02-03 "Sustainable Practices by State Agencies", the buildings are of a quality appropriate for State Capitol Campus buildings and that life expectancy of both buildings is 100 years.

The average construction cost per square foot for the new office buildings is estimated at \$373.11 and \$219.09 for the "secondary" projects including the subterranean garage, new pedestrian tunnel and replacement bridge (in 3rd quarter, 2007 dollars). In order to understand the reasonableness of the estimated costs for the project, a comparison to other similar facilities was made. The findings are summarized below:

Table #3 – Cost Comparisons in 2007 Dollars

Description	Space Type	Current Olympia \$/GSF
North Edge Project (cost estimate from 2006 Predesign)	general office executive office	\$377.35 \$381.00
DIS (cost estimate from 2006 Predesign)	general office (Jan. '09 \$s)	\$306.63
South Edge Project:	Newhouse Replacement Bldg. Legislative Support Bldg.	\$391.48 \$354.73

Source: NBBJ October 2007

These examples show a range for similar projects of \$307 to \$381/GSF. Depending on the quality of finishes and the robustness of the technology, the overall unit cost should fall somewhere within this range. The total average cost/GSF of \$373.11 is very comparable to the proposed redevelopment costs elsewhere on campus, particularly at this level of preliminary cost analysis for the South Edge redevelopment.

4.3 Operating Budget

The project will impact the State's annual operating and maintenance budget including FTEs. Utility costs, janitorial maintenance, general repair, furniture/equipment replacement, sidewalks, landscaping, administration, voice, data and video communications will all increase due to increase in on-campus square footage. The Predesign Study will examine how these increases are offset by the decrease in lease costs.

5.0 Schedule

Redevelopment of the South Edge to construct two new buildings and subterranean parking could occur over four biennia. The next step would be to conduct predesign studies for both the Newhouse Replacement Building and the proposed Legislative Support Building. Due to the obsolescence and failing conditions of the Irv Newhouse Building, that facility's replacement and the corresponding predesign study should occur first. Funding for the redevelopment could be phased as follows:

	2009-11	2011-13	2013-15	2015-17
Newhouse Building Replacement	Predesign & Design \$6,039,000 (Fund 057)	Construction \$72,612,000 COPs	--	--
Legislative Support Building	--	Predesign \$550,000 (Fund 057)	Design \$14,049,000 (Fund 057)	Construction \$255,798,000 COPs

The proposed project schedule and phasing is provided in the figure and table below:

Figure #17 Phasing Diagrams

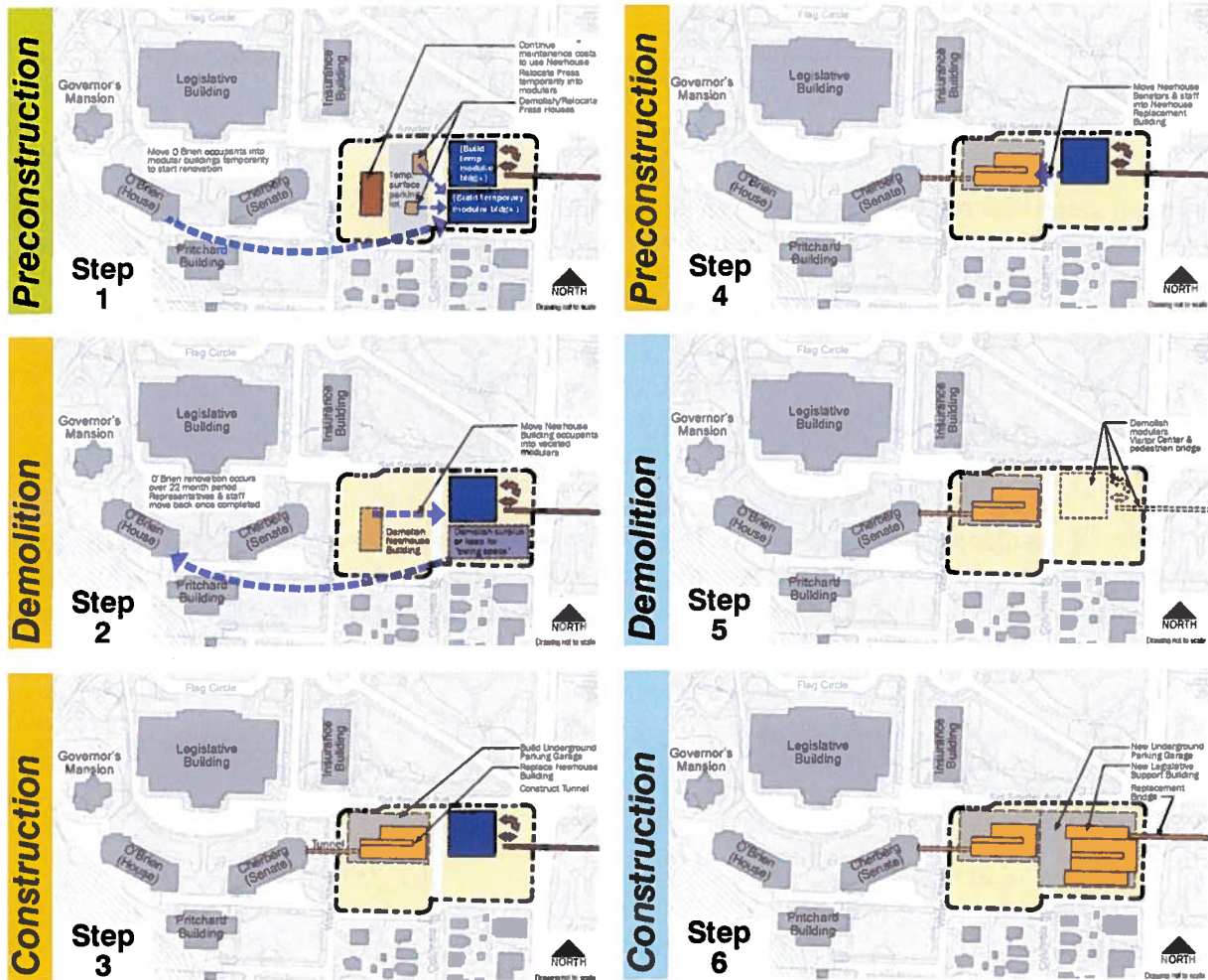


Table 4: Proposed Schedule

	2007-09 Biennium				2009-11 Biennium				2011-13 Biennium				2013-15 Biennium				2015-17 Biennium			
	SESSION 2008	SESSION 2009	SESSION 2010	SESSION 2011	SESSION 2012	SESSION 2013	SESSION 2014	SESSION 2016	SESSION 2016	SESSION 2017	SESSION 2017	SESSION 2017	SESSION 2017	SESSION 2017	SESSION 2017	SESSION 2017	SESSION 2017	SESSION 2017		
	2nd Q.	3rd Q.	4th Q.	2nd Q.	3rd Q.	4th Q.	2nd Q.	3rd Q.	4th Q.	2nd Q.	3rd Q.	4th Q.	2nd Q.	3rd Q.	4th Q.	2nd Q.	3rd Q.	4th Q.		
Step 1																				
Design & Approvals of Modular Units (6 Months.)																				
Construct Modular Units + Surface Parking (7 Months)																				
Move O'Brien offices to Modular Units (1 Month)																				
Renovate O'Brien Building (16 Months)																				
Move O'Brien offices back to O'Brien building (1 Month)																				
Steps 2 - 4																				
Newhouse Rept Bldg. Predesign, Design & Approvals - 60,000 GSF + Pkg																				
Move Newhouse offices to Modular Units																				
Demolition of Newhouse Building																				
Construct Newhouse Replacement Building																				
Move Senate Offices into Newhouse Replacement Bldg																				
Legislative Support Building Predesign																				
Legislative Support Bldg. Design & Approvals - 160,000 GSF + Pkg.																				
Removal of Modular Bldgs.																				
Construct Legislative Support Building																				
Legislative Support Building Move-in																				

- Demolition of Newhouse Building occurs May - June 2011.
- Newhouse Senators in temporary quarters for Sessions 2012 & 2013.

6.0 Implementation Approach

Management of the Predesign Study as well as the design and construction of the projects proposed by this PRR will be by the staff of the Department of General Administration. Consultants will be utilized for these efforts as well as for construction oversight.

A core team of stakeholders, including staff from the House and Senate, will provide guidance, particularly in the area of space programming.

Consultation regarding historic features and mitigation of the existing buildings and site will be from the Department of Archeology and Historic Preservation.

Overall governance of the project will be through the State Capitol Committee with guidance provided by the Capital Campus Design Advisory Committee.

Construction of the projects will likely be through the CC/GM procurement process. Funding is likely to be alternative financing or a blend of financing vehicles. These issues will be fully explored during Predesign.

The contact person for technical issues related to this project is:

Tom Evans
Department of General Administration
360.902.0972 or
tevens@ga.wa.gov