

**LCM**  
**STAKEHOLDER MEETING #3**  
**NEWHOUSE**

11 04 2021

Clarissa Easton AIA, Project Director  
Facility Professional Services

## AGENDA

- Legislative Campus Modernization (LCM) project.
  - *Introductions of Hoffman Construction project leaders (Easton)*
  - *LCM Progress and 90 Day Look Ahead (Easton)*
  - *Miller Hull Partnership presentation on Newhouse Building Replacement (Baleiko)*
- Questions and comments from attendees.

Executive Team  
Advisory Team  
Senior Management  
Project Management  
Project Team  
In-House Resources  
Trade Partners

**Project Executive Team**  
House and Senate Leadership

**State Capitol Committee (SCC)**

**Project Management Team (PMT)**  
House, Senate, OFM, DES

**Capitol Campus Design Advisory Committee (CCDAC)**

**Clarissa Easton, AIA**  
LCM Project Director, DES

**Dave Johnson**  
Project Executive  
*Experience: 26 years - With Hoffman: 26 years*

**Ron Rochon, FAIA**  
Partner-in-Charge, The Miller Hull Partnership

**Ruth Baleiko, FAIA**  
Design Lead, The Miller Hull Partnership

**Amy Kim**  
LCM Project Manager, DES

**Brent Anderson**  
Project Manager  
*Experience: 27 years - With Hoffman: 26 years*

**Josh Faulkner**  
Superintendent  
*Experience: 23 years - With Hoffman: 16 years*

**Mathew Albores, AIA**  
Project Manager, The Miller Hull Partnership

**Kurt Christensen**  
Project Engineer  
*Experience: 22 yrs - Hoffman: 22 yrs*

**Chloe Sams**  
Project Engineer  
*Experience: 2 yrs - Hoffman: 2 yrs*

**Erik Klein**  
Lead Estimator  
*Experience: 27 yrs - Hoffman: 25 yrs*

**Zach Pope**  
Procurement Manager  
*Experience: 6 yrs - Hoffman: 6 yrs*

**Phil Bergsieker**  
BIM & VDC Manager  
*Experience: 21 yrs - Hoffman: 6 yrs*

**Scott Bailey**  
Scheduling Manager  
*Experience: 25 yrs - Hoffman: 25 yrs*

**Michael Repka**  
QA/QC Manager  
*Experience: 17 yrs - Hoffman: 14 yrs*

**Dan Seydel**  
Diversity Manager  
*Experience: 20 yrs - Platinum: 20 yrs*

For both preconstruction and construction, our teams will be supported as needed by Hoffman's robust in-house resources, including:

**Procurement Managers**      **Mech/Elect Estimators**      **BIM/VDC Coordinators**      **Safety Managers**

**Consultants**

**EC/CM**

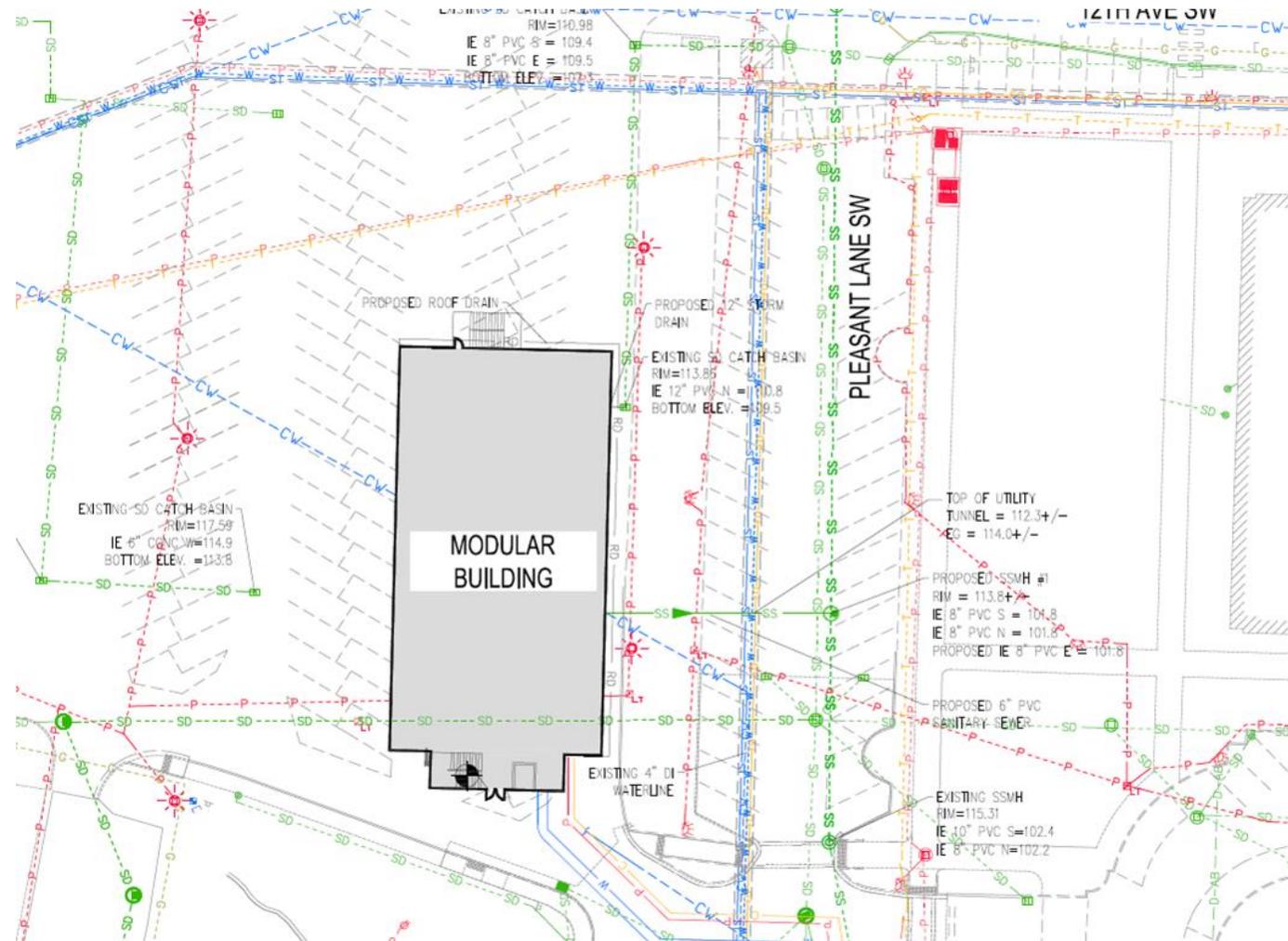
**MC/CM**

**Trade Partners**

## RECENT LCM PROGRESS

- MSGS, Hargis, and SCJ Alliance are in early design development for a modular building proposed for the southeast corner of existing Executive Residence parking lot. The temporary building will provide phased occupancy as staff are relocated from Newhouse, Pritchard, and O'Brien as LCM moves forward.
- Plans are to bid the construction project by end of 2021.
- Modular building will be built off-site and installed on site in fall 2022.
- Geotech borings will be conducted on Newhouse and modular building sites over next 45 days. DES has both an archaeologist and ***Inadvertent Discovery Plan*** available as site disturbance is started with excavations.

# LCM MODULAR BUILDING SITE: SCHEMATIC UTILITY PLAN



## RECENT LCM PROGRESS

- Press Corps relocation to the Legislative Building is almost complete.
- Pritchard Validation Study has identified options for both hillside stabilization and upgrades to existing structural system. Current work is test fitting architectural program in a potential expansion for accommodation of House of Representatives' space needs.
- DES has determined that a LCM program-based SEPA process will be followed. Proposals are under review for both SEPA Checklist consultant and Traffic Impact Analysis by Heffron Transportation Engineers, Inc.

# LCM PROVISO REFERENCE

**NEW SECTION. Sec. 1111. FOR THE DEPARTMENT OF ENTERPRISE SERVICES**

*Legislative Campus Modernization (92000020)*

*The appropriations in this section are subject to the following conditions and limitations:*

*(1) The reappropriations are subject to the provisions of section 6024 of this act.*

*(2) The department must consult with the senate facilities and operations committee or its designee(s) and the house of representatives executive rules committee or its designee(s) at least every other month.*

*(3) \$11,585,000 of the amount provided in this section is provided solely for the global legislative campus modernization subproject, which includes, but is not limited to, modular building leases or purchases and associated costs, site development work on campus to include Columbia street, stakeholder outreach, and historic mitigation for the project.*

## LCM PROVISO REFERENCE (CONTINUED)

(4) \$69,037,000 of the amount provided in this section is provided solely for Irv Newhouse building replacement design and construction on opportunity site six.

(a) The department must:

- (i) Have a design contractor selected by September 1, 2021;
- (ii) Start design validation by October 1, 2021; and
- (iii) Start design by December 1, 2021.

(b) The design and construction must result in:

- (i) A high-performance building that meets net-zero-ready energy standards, with an energy use intensity of no greater than 35;
- (ii) Sufficient program space required to support senate offices and support functions;
- (iii) A building façade similar to the American neoclassical style with a base, shaft, and capitol expression focus with some relief expressed in modern construction methods to include adding more detailing and depth to the exterior so that it will fit with existing legislative buildings on west capitol campus, like the John Cherberg building.
- (iv) Member offices of similar size as member offices in the John A. Cherberg building;
- (v) Demolition of the buildings located on opportunity site six;
- (vi) Consultation with the leadership of the senate, or their designee(s), at least every month, effective July 1, 2021; and
- (vii) Ensure the subproject meets legislative intent to complete design by April 30, 2023, and start construction by September 1, 2023.

# 90 DAY LOOK AHEAD

## November 2021

- City of Olympia meeting 11/3/2021 to discuss LCM modular building.
- LCM Stakeholder #3 Newhouse 11/4/2021.
- Pritchard Validation Study Peer Review Panel meeting 11/8/2021.
- City of Olympia meeting 11/9/2021 to discuss Newhouse.
- LCM Stakeholder #4 Pritchard 11/10/2021.
- Project Executive Team (PET) meeting 11/17/2021.
- Capitol Campus Design Advisory Committee (CCDAC) meeting 11/18/2021.

## January 2022

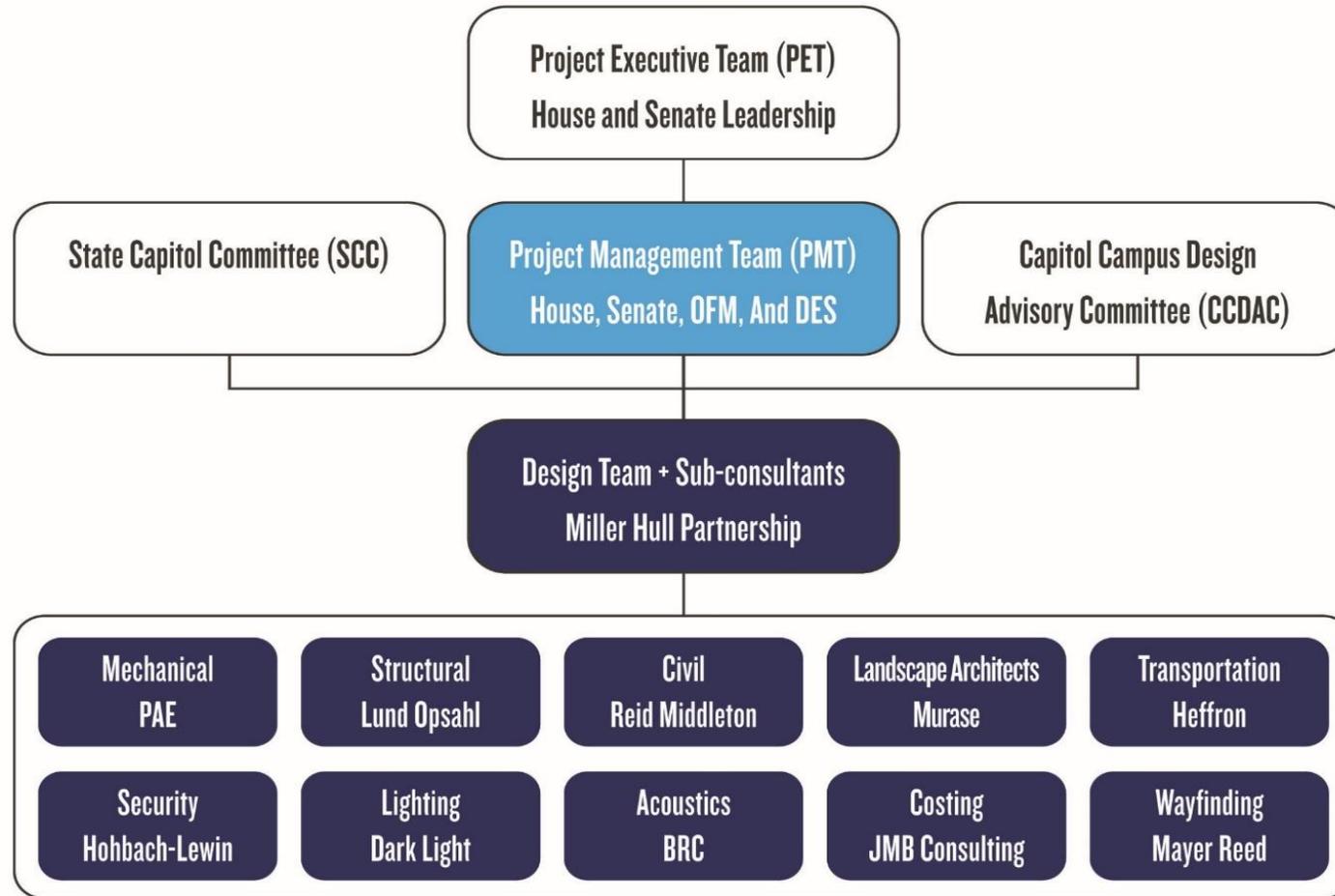
- DRAFT Pritchard Validation Study is reviewed.
- LCM Stakeholder #5 Pritchard 1/13/2022.
- CCDAC meeting 1/20/2022.

## December 2021

- Newhouse schematic design starts.
- DRAFT Pritchard Validation Study is distributed.
- PET meeting 12/9/2021 will include consideration of Newhouse Predesign Validation Report.
- State Capitol Committee (SCC) meeting 12/16/2021.
- Modular building bid documents are developed.



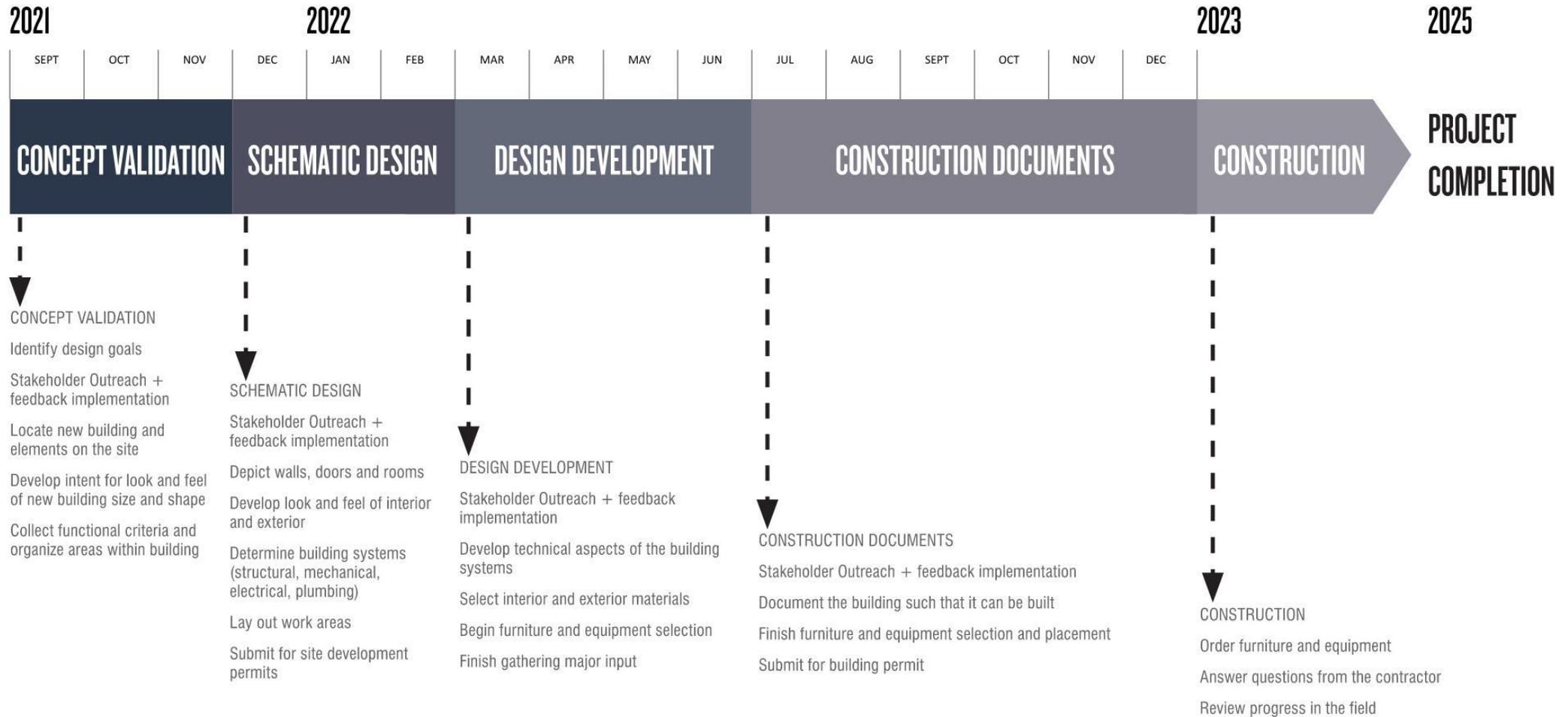
Newhouse Replacement Project Update – LCM Stakeholder Meeting #3 – November 4, 2021



## Newhouse status update

- *Schedule and design process*
- *Sustainability and social equity goals*
- *LCM Stakeholder feedback*
- *Site impressions*
- *Department of Archaeology and Historic Preservation (DAHP) coordination*
- *Predesign Validation overview*





Newhouse Replacement Project – Schedule and Design Process

# Newhouse Sustainability and Social Equity Goals

**CERTIFICATION:** *LEED Silver, minimum.*

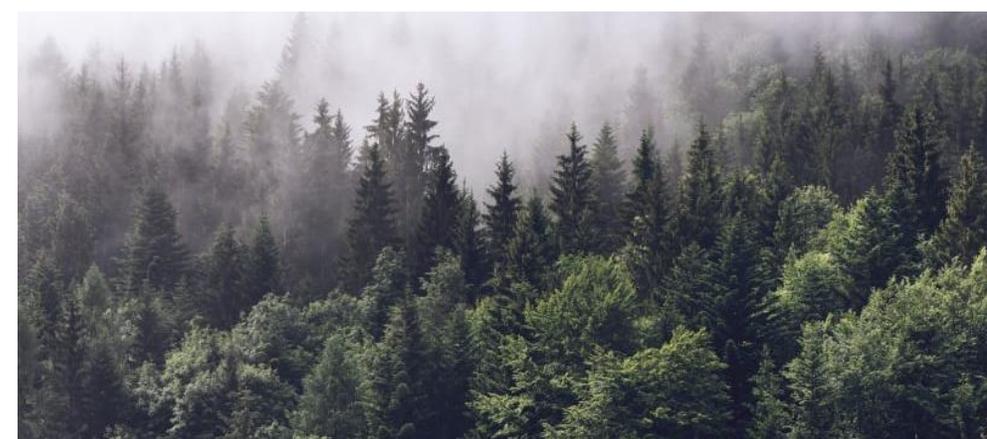
**OPERATIONAL ENERGY:** *Net Zero Energy with a max 35 EUI (Energy Use Intensity)*

**EMBODIED ENERGY:** *Reduction of embodied carbon*

**WATER:** *Strategies include efficient fixtures and may include rainwater for irrigation and or flushing demand.*

**OCCUPANT HEALTH:** *Daylighting, natural ventilation, MERV-13 filtration minimum and reduction of chemicals of concern*

**SOCIAL EQUITY:** *Create safe, inclusive spaces that meet the needs of a diverse range of people of different ages, genders, religions and abilities*



## What We heard in Stakeholder Meeting #2 on 9/29/2021

- *Strong neighborhood connections to campus exist; compatibility is important.*
- *The campus buildings and landscape form a remarkable north boundary of the South Capitol Neighborhood Historic District; views and an edge of native planting are highly valued.*
- *Capitol Campus is an historic treasure and an icon of democracy; it is a valuable piece of our state representation.*
- *New building should fit into existing context and respect the campus scale and materiality.*
- *Current access and connectivity welcome pedestrians, bicyclists, and drivers.*
- *Existing and proposed trees are important to maintaining Olmsted legacy.*
- *Reduce car trips and increase public transit and shuttle use.*
- *Residents are concerned about additional surface parking lots.*
- *Traffic congestion and safety are critical issues.*

## Capitol Campus Site Impressions

- *Beautiful tree backdrops*
- *Buildings sensitively situated and scaled*
- *Consistent palettes and rhythms*
- *Soft neighborhood edge*
- *Green-ness of campus*
- *Majestic materials and crisp textures*
- *Embedded stories in material sourcing*
- *Campus feels pedestrian-centric*
- *Buildings as beacons*
- *Clear concept of axial design in original siting of Capitol Campus buildings*

Newhouse Replacement Project – Site Impressions



## Stewardship of Historic Context

*"The state shall develop facilities on its campuses with an emphasis that ensures architectural harmony with existing buildings and the landscaped setting, with special attention to the effect on the spaces between buildings, and in a manner that preserves generous open spaces."*

Newhouse Replacement Project



Washington State Capitol Campus



Newhouse Building

## Meaningful Mitigation

- *Researching Capitol Campus history and timeline*
- *Reviewing historical drawings and documents for Newhouse and Press House structures*
- *Hazmat documentation*
- *Geotech investigation, tribal, and DAHP notifications*
- *Design team site visit*



# Predesign Validation Overview

- *Programming*
- *Site Analysis*
- *Sustainability coordination*
- *City of Olympia permitting*
- *Fitting Newhouse into LCM*

Newhouse Replacement Project



## Newhouse Site Considerations

- *Principles in Capitol Campus Master Plan*
- *Security*
- *Site circulation*
- *Landscape and topography*
- *Programmatic requirements*



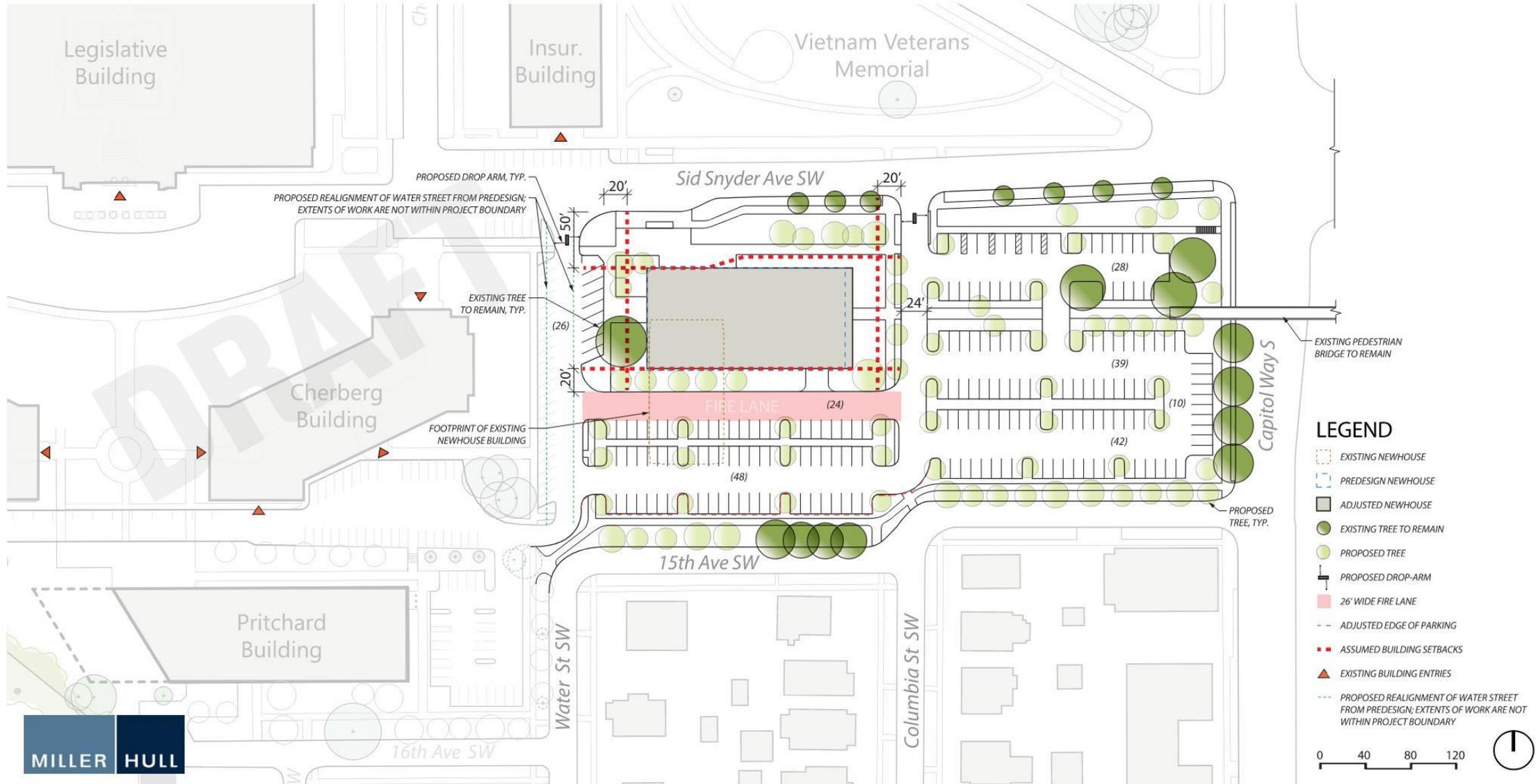
**Predesign Layout; Both Water and Columbia Streets are closed off from 15th Ave**

**Pros:**

- Closure of Water and Columbia Street decreases setbacks to the building
- Maximum area for building footprint
- Ability to keep building away from significant fir tree on building site
- Screened access to parking lots is achieved
- Predesign parking count is shown

**Cons:**

- Lengthy street vacation process may impact schedule



Pre-design Layout; Both Water and Columbia Streets are closed off from 15th Ave

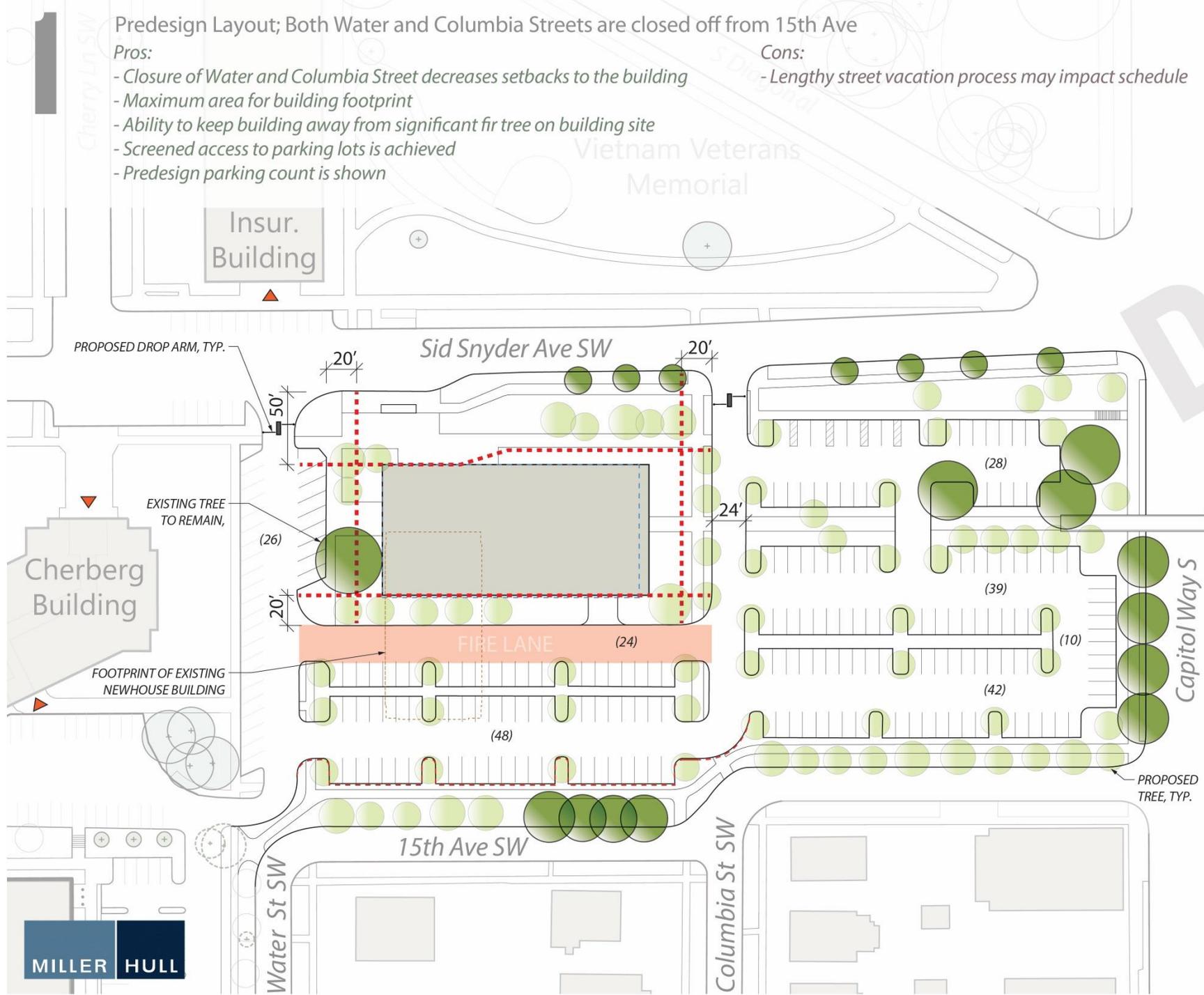
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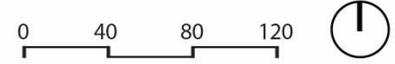
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LEGEND

- EXISTING NEWHOUSE
- PREDESIGN NEWHOUSE
- ADJUSTED NEWHOUSE
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED DROP-ARM
- 26' WIDE FIRE LANE
- ADJUSTED EDGE OF PARKING
- ASSUMED BUILDING SETBACKS
- EXISTING BUILDING ENTRIES
- PROPOSED PARKING COUNT



# 2

## Keep Columbia Street open and close off Water Street at 15th Ave

### Pros:

- No schedule impacts due to street vacation process
- Maintains open right of way on Columbia Street
- Predesign parking count is shown

### Cons:

- Increased setback on Columbia Street affects buildable area
- Potential impact to significant fir tree on west side of building
- Parking needs to shift south reducing landscape buffer area
- Campus and neighborhood security concerns



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- EXISTING BUILDING ENTRIES
- (XX) PROPOSED PARKING COUNT

# 3

Keep both Water and Columbia Streets open

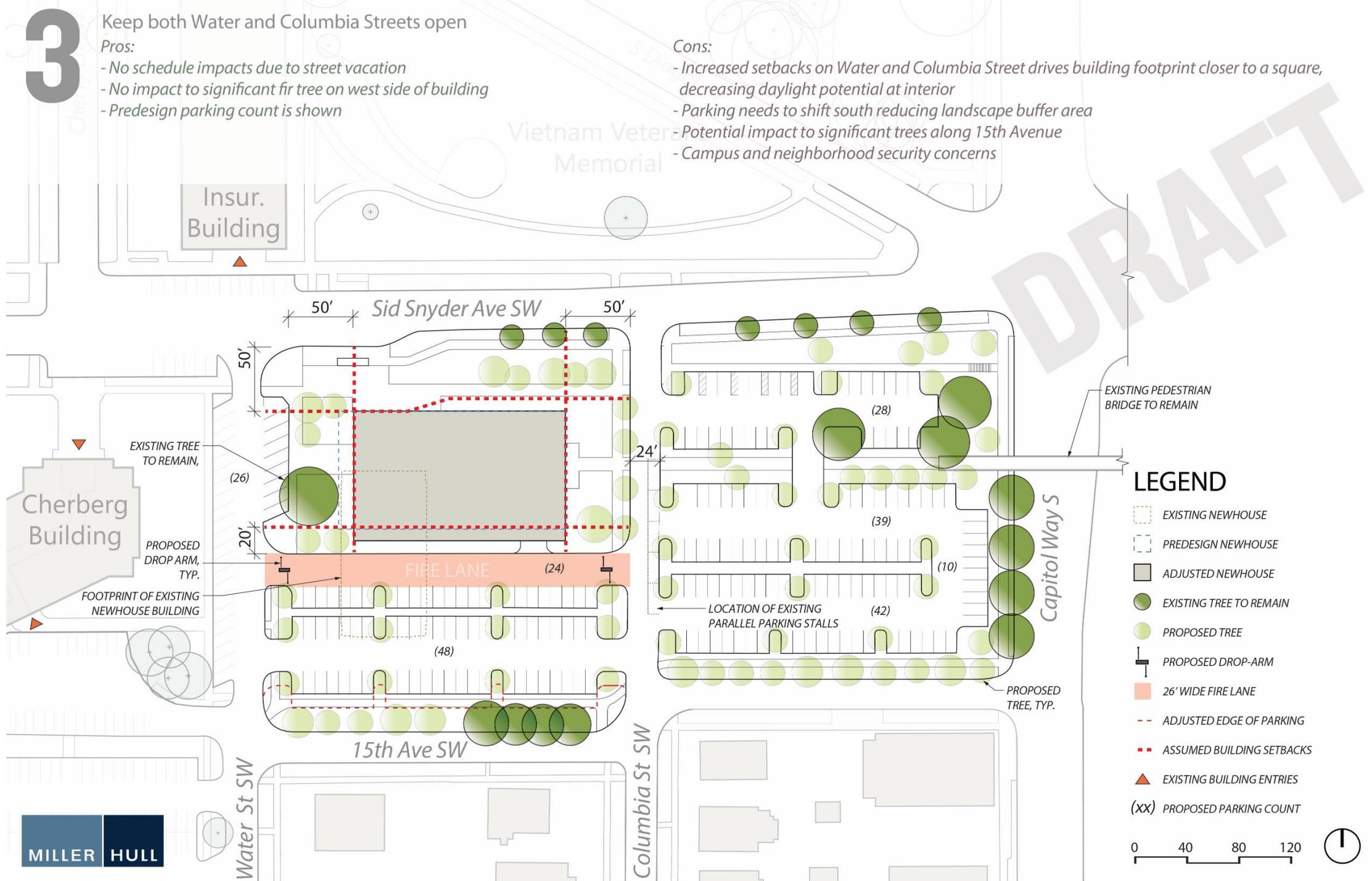
Pros:

- No schedule impacts due to street vacation
- No impact to significant fir tree on west side of building
- Predesign parking count is shown

Cons:

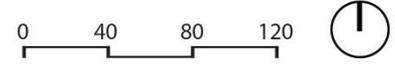
- Increased setbacks on Water and Columbia Street drives building footprint closer to a square, decreasing daylight potential at interior
- Parking needs to shift south reducing landscape buffer area
- Potential impact to significant trees along 15th Avenue
- Campus and neighborhood security concerns

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## LEGEND

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# 4

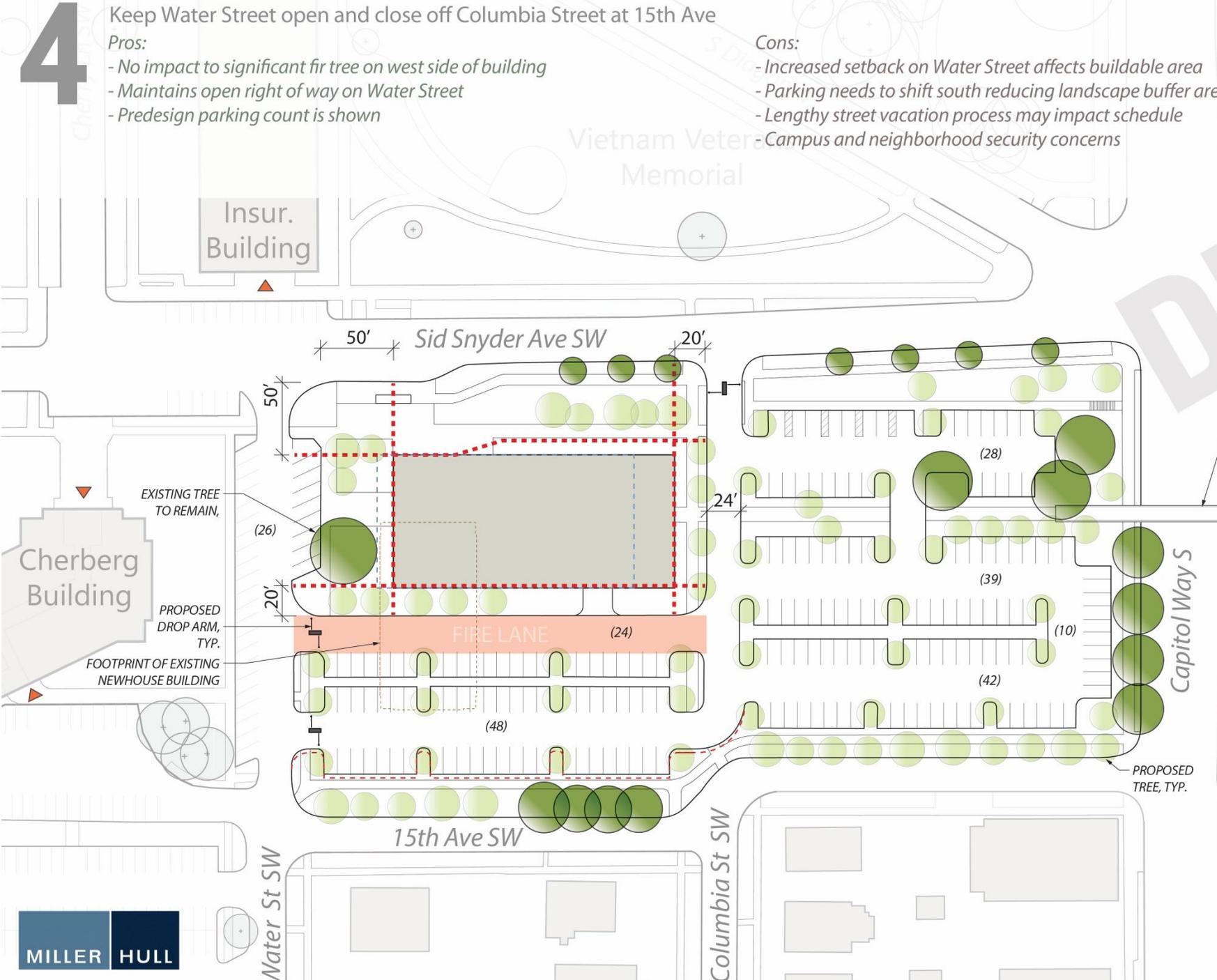
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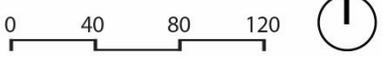
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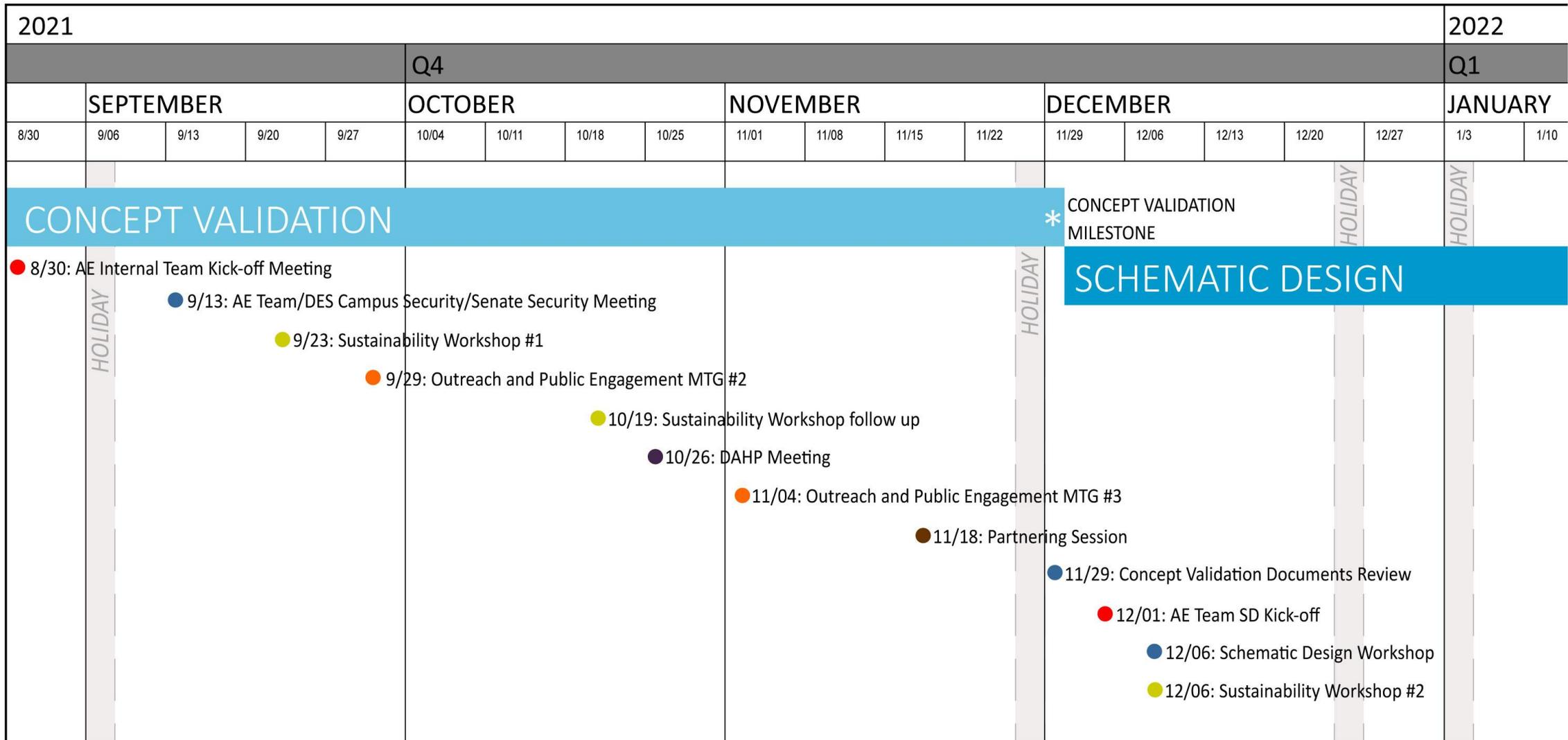


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### LEGEND

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- ▲ EXISTING BUILDING ENTRIES
- (XX) PROPOSED PARKING COUNT





Newhouse Replacement Project – Schedule through end of year

**QUESTIONS OR COMMENTS?**

**THANK YOU!**



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