



**STATE CAPITOL COMMITTEE
Remote Access Meeting**

**June 16, 2022
10:00 a.m.**

Final Minutes

SCC MEMBERS PRESENT:

Katy Taylor, Vice Chair (Designee for
Hilary Franz, Commissioner of Public Lands)
Lieutenant Governor Denny Heck
Secretary of State Steve Hobbs

SCC MEMBERS ABSENT:

Kelly Wicker, Chair & Governor Inslee's Designee

OTHERS PRESENT:

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| Brent Chapman, Department of Enterprise Services | John Lyons, Department of Enterprise Services |
| Clarissa Easton, Department of Enterprise Services | Kris Tucker, South Capitol Neighborhood Assn. |
| Bill Frare, Department of Enterprise Services | Cristine Traber, Miller Hull |
| Valerie Gow, Puget Sound Meeting Services | Tara Smith, Department of Enterprise Services |
| Matt Jones, Department of Enterprise Services | Oliver Wu, Department of Enterprise Services |
| Ann Larson, Department of Enterprise Services | |

Call Meeting to Order - Action

Vice Chair Katy Taylor called the State Capitol Committee (SCC) remote meeting to order at 10:03 a.m.

Vice Chair Taylor welcomed members, staff, and guests to the meeting.

Members and staff provided self-introduction.

Vice Chair Taylor reviewed the agenda. The agenda includes approval of March 17, 2022 minutes, public comments, and updates on the East Capitol Campus Pollinator Garden, LCM Project, Executive Residence Security Improvements, and the Capitol Campus Childcare Center.

Approval of Minutes of March 17, 2022 Meeting – Action

Lieutenant Governor Heck moved, seconded by Secretary of State Hobbs, to approve the March 17, 2022 meeting minutes as published. A voice vote unanimously approved the motion.

Public Comment

Vice Chair Taylor reviewed the format for providing public testimony and invited public comments.

Kris Tucker, South Capitol Neighborhood Association, reported she is a member of the workgroup for the neighborhood that is tracking the LCM project. On behalf of the South Capitol Neighborhood Association, she thanked the committee for the opportunity to share comments regarding the status of the LCM project. She reiterated the neighborhood's support for the effective Pritchard stakeholder process culminating in a plan to preserve the award-winning Thiry mid-century design, a valuable backdrop to the State Capitol Group. Pritchard encompasses a portion of the 15th Street south edge serving as a transition area to the historic neighborhood with critical connectivity to the Newhouse Building Replacement project, particularly the comprehensive landscape plan. As in the past, the Association asserts its concerns about the stakeholder

process for the Newhouse Building Replacement project. Members are also sharing comments with legislative leadership and asking them to explore leadership options for strengthening interaction with the Project Executive and Management Teams. Three major aspects of the design plans require further consideration. Some members of the Capitol Campus Design Advisory Committee (CCDAC) conveyed similar interest at its last meeting. The concerns center on parking and street closure. An aerial view of a slide the committee will view later in the meeting reflects clearly the extensive parking area surrounding both the Newhouse Building Replacement project and the adjoining Pritchard Renovation project. The massive amount of parking dominates LCM development and appears to be a priority driving many of the decisions. As presented, it is counter to the Olmsted vision and Capitol Campus Master Plan and is out-of-step with climate change sustainable goals and practices. The parking plan provides a year-round infrastructure for a three-month use and that will significantly compromise development of an effective landscape plan that is so vital to connecting Pritchard, Newhouse, and the West Campus. It also severely limits the critical area of the south edge along 15th and the transition between the adjoining neighborhood and the historic campus and it fails to address short- and long-term alternative parking strategies, especially during legislative sessions.

The proposal to close Water Street continues to be a concern as well as overarching issues of landscape design and parking plans. Closing the street at 15th would create a serious obstacle for neighbors and emergency vehicles to move within the neighborhood. At the very least, the use of retractable bollards should be used to provide flexibility rather than permanent closure. Additionally, drop arms to parking areas would send an unwelcoming message of exclusivity to visitors. An entrance to the Pritchard parking lot from Water Street would create increased traffic through the adjoining neighborhood. If parking spaces along Water Street between 15th and Sid Snyder Way remain, the landscape plan must include trees along both sides of the block. Landscaping continues to be a key issue and a unifying landscape that embraces the Olmsted vision is important for creating a human scale to the massive structures on campus. Landscaping opens the campus to participatory democracy, is welcoming to pedestrians and bicyclists, and offsets the presence of automobiles. Landscaping graces the magnificent dominant neoclassical architecture, presents a venue for community and government activities, and greets tourists and visitors. It is important the committee is aware that the landscape site plans provided in the meeting packet do not communicate the desired Olmsted character. It is assumed the plans are only placeholders as the design process resumes. As there has been excellent feedback from a number of Olmsted experts during previous months, it is hoped their comments would be incorporated. The Association is pleased DES has formed a landscape peer review plan that should include experts in Olmsted vision. It was clear during landscape planning sessions that the selection of an appropriate plant species to meet Olmsted's vision is only a segment of the overall design that also includes pedestrian walkways, view corridors, pocket plazas, and public art.

The Association is appreciative of the opportunity to view options for a downsized footprint for the Newhouse Building replacement and urges further consideration of some important factors surrounding the decision to downsize that could open an option to reduce the building size to three floors rather than four floors. The east-west placement of the building risks the presence of two massive horizontal walls of offices that could be mitigated if the current north-south placement of Newhouse were to remain. Another option is to reduce the height. The Association supports the placement of the main entrance to Newhouse facing Sid Snyder Way, which helps ensure symmetry with the Insurance and Cherberg Buildings. Subtle design of O'Brien and Cherberg Buildings invite a graceful bookend presence that avoids what could have been twin rectangles. It is hoped the buildings will inspire the design for Newhouse that provides dimension and connectivity to the Capitol Group. There should be no backside to the Pritchard extension or the Newhouse replacement but rather architectural interest and landscaping significance on all sides. The Association will continue to provide specific concerns and suggestions to the committee with the hope to avoid the unfortunate potential of ending the long LCM process with a position of having to approve a project that does not meet the test of the beauty and legacy of the State Capitol Campus that was gifted to the people by esteemed architects Wilder and White, the Olmsted Brothers, and predecessors. The Association remains optimistic

that the LCM project will succeed in its development of the south edge of the campus by strengthening a spirit of collaboration and commitment. Thank you.

Assistant Director Frare advised that DES received one written comment from the South Capitol Neighborhood Association, which was articulated by Ms. Tucker.

East Capitol Campus Pollinator Garden - Informational

Vice Chair Taylor invited Brent Chapman, PhD, DES Buildings & Grounds Property Manager, to provide an update on the East Capitol Campus Pollinator Garden.

Manager Chapman reported that following the legislative session in 2021, representatives from the Washington Department Fish and Wildlife (WDFW), Department of Agriculture, and the Governor's Office approached DES staff to discuss the possibility of installing an educational demonstration pollinator garden on Capitol Campus. The new garden is located on East Capitol Campus. The purpose of the Capitol Campus Pollinator Garden is to develop, install, maintain, and promote a pollinator garden on the campus, attract invertebrate pollinators, and communicate how to support their diverse habitat needs to tenants, visitors, and the public who visit the campus.

The garden is a collaborative effort between multiple agencies and private industries in the state to include the DES responsible for the care and custody of Capitol Campus, Governor's Office, WDFW, Washington State Department of Agriculture, the Woodland Park Zoo, Xerces Society, and local tribes (Squaxin Island, Nisqually, and Chehalis). The tribes provided input on the development of interpretive materials for inclusion of information on how Native Americans used some pollinator plants to benefit tribal communities.

The State Legislature provided \$53,000 in funding during the 2022 legislative session for the installation and initial maintenance of the pollinator garden by DES Buildings and Grounds staff.

Manager Chapman shared photos of the site of the pollinator garden on East Campus within eight raised concrete planters. Development of the garden was initiated in late winter/early spring 2022 with existing soil removed from eight raised concrete planters and replaced with a custom soil mix provided by a local vendor, organic compost, and composted manure from Woodland Park Zoo. Each of the eight raised planters are themed with different interpretive signs for educational and demonstration purposes. The signs will feature QR codes to provide visitors with the ability to visit webpages featuring information on pollinators and instructions on how to build a pollinator garden.

Manager Chapman invited members to the public open house for the new garden on Wednesday, June 22, 2022 at 9 a.m. during *National Pollinator Week*. DES Director Tara Smith will welcome visitors to the site and Governor Inslee is providing opening remarks along with the Director from WDFW and a curator from the Woodland Park Zoo.

Lieutenant Governor Heck conveyed appreciation to staff for the development of the garden.

Legislative Campus Modernization (LCM) Update – Informational

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

LCM Project Director Easton reported the update would cover the status of the modular building serving as the temporary location for occupants moved from Newhouse, Pritchard, and the O'Brien Buildings, and the Pritchard Building and Newhouse Building Replacement projects that have been combined to initiate design later in the year with an architectural team and a general contractor construction manager. She acknowledged the collaboration of Manager Chapman and South Capitol Neighborhood residents.

SCC MEETING MINUTES

June 16, 2022

Page 4 of 6

Project Director Easton displayed an aerial view of the modular building site and a safety fence surrounding the site. Excavation is currently in progress for the extensive network of site utilities. Hoffman Construction is working on the modular building to complete the site for relocation of occupants of the Newhouse Building later in the fall enabling demolition and site work of the existing Newhouse Building in early 2023.

Because of the complicated phasing and relocation of occupants from the Pritchard and O'Brien Buildings, the projects were combined to enable a single point of contact for the design and the phased construction to ensure success of the two building projects. DES interviewed architectural and engineering (A&E) firms for the Prichard-O'Brien project. The proviso requires selection of the A&E firm by September 1, 2022. DES has released the advertisement for Request for Qualifications/Request for Proposal for the general contractor construction manager (GC/CM). DES recognizes the best outcome is achieved when the A&E and the GC/CM are hired concurrently at the beginning of schematic design. The DES team is ensuring the selection processes are completed and contracts are executed later in the year.

Project Director Easton introduced Cristine Traber, Miller Hull, to brief members on progress of the Newhouse Building Replacement project. The team has been reconciling schematic design and the budget with the scope of the new building. The Project Executive Team approved the scope of work moving forward. The first internal design development meeting for the Newhouse Building Replacement project is later in the day followed by a LCM Stakeholder meeting with the South Capitol Neighborhood Association and others next week.

Ms. Traber reported on current efforts with BuildingWork on a memorandum of understanding with the Department of Archaeology and Historic Preservation for the design team and stakeholders. The team has focused on ways to incorporate salvage materials from the existing building. More detailed information will be shared as to how salvage materials will be incorporated within the design of the Newhouse Building. The Newhouse entry has been maintained off Sid Snyder as the primary public entry enabling continuity with the axel relationships with the Olmsted campus. The design development kick-off was in early June with efforts concentrated on reviewing pedestrian access relationships from across the site including the pedestrian bridge over Capitol Way to ensure the focus continues on the continuity of all pedestrian relationships across the entire building site. Traffic patterns have also been studied to ensure the building is sited appropriately for vehicular traffic.

During schematic design, the landscape plan was shared. Valuable feedback was shared by the Olmsted focus groups, historic preservationists, South Capitol Neighborhood Association, and Manager Chapman. Efforts will continue to soften some of the landscape and hardscape features with focus on hierarchy composition and ensuring the site fits within the greater Olmsted context. More information will follow on landscape design. The landscaping discussion accounts for existing tree canopy on the site and supplementing the site with new deciduous and conifers across the east and west lots. The team produced an iteration of the site plan that considers the bigger context in terms of how the building footprint relates to the South Capitol Neighborhood, the campus, and the larger context of the City of Olympia. The design will undergo adjustments with edges softened and consideration of the composition of landscape moving forward with design development.

Following a rigorous review of the square footage of the building, some conclusions and adjustments were determined for the program of the building. The floor plan for Level 1 retains a public meeting room, House and Senate Page school, and room. The team is exploring building massing strategies at the main entries on the first level. On the second level, the team introduced new-shared space programming on the south edge of the building through efforts with the video and photo program and retaining a number of Senate offices and legislative administrative support services. Level 3 includes Senate member office suites. Level 4 includes caucus offices and conference spaces. As design development moves forward, efforts will focus on the programming and how they relate to massing strategies.

Lieutenant Governor Heck inquired as to the number of Senate member offices programmed for the new building. Ms. Traber advised that Level 3 includes 12 Senate member suites and Level 2 includes four Senate member suites. Lieutenant Governor Heck asked about the current number of Senate offices in the existing building.

Project Director Easton added that she would follow-up with the number of current offices. The number of Senate offices has not been reduced from the level identified in the predesign.

Executive Residence Security Improvements - Informational

Vice Chair Taylor invited Matt Jones, Assistant Director, DES Campus Security & Visitor Services, to provide the update.

Assistant Director Jones reported the project components include video surveillance, lighting, fencing, gates, and bollards. The Executive Residence property has experienced multiple security breaches in 2021-22. On January 6, 2021, a group gained unlawful entry to the Executive Residence property and began to move back and forth through gates and over the existing six-foot fence line. In the past, the property has experienced other situations where individuals have climbed over the perimeter fence to gain access onto the property. DES, Washington State Patrol, and the Governor's Office collaborated and received funding to enhance security of the property's perimeter. The enhancements generally include installation of new embassy-style fencing, installation of a high-speed crash resistant gates and bollards at the main entrance, an increase in the number and type of perimeter cameras, and installation of additional lighting along the perimeter and within interior grounds.

Assistant Director Jones shared a photograph of embassy-style perimeter fencing under design for the project. The new fencing is 10-feet high. Existing fencing is only six feet in height. The fence will incorporate vehicle gates into the fence line as well as additional pedestrian gates with electronic security measures. The property is currently surrounded by a mix of different fence types.

Capitol Campus Childcare Center - Informational

Vice Chair Taylor introduced Oliver Wu, Sr. Project Manager, to provide the update on the new childcare center.

Project Manager Wu reported on the status of the Capitol Campus Childcare Center. He displayed a picture of the building. DES is negotiating a contract with a childcare provider. Following execution of a contract with a provider, a 90-day process is required with the Department of Children, Youth, and Families (DCYF) to review the provider's childcare license. No opening date has been established for the new facility pending the outcome of the selection of the childcare provider.

The building meets energy performance zero net energy ready building standards. The building is all-electric and uses no fossil fuels. The kitchen features a conduction stovetop. The interior has been fully furnished with the core elements of an early learning classroom space. The future childcare provider will provide other equipment, toys, and learning materials. Some revisions will be made to comply with licensing requirements based on a DCYF licensing review. Those minor revisions are scheduled for completion by August 1, 2022. Most of the nature-based theme will remain for the playgrounds.

Secretary Hobbs asked about the capacity of the center. Project Manager Wu advised that the center's program can accommodate 72 to 100 children. He cited the number and type of classrooms that can accommodate approximately 90 children.

Lieutenant Governor Heck conveyed his ongoing concerns surrounding the delay in the opening of the new childcare center. He is also concerned about the reputational risk to the state and taking on a “white elephant” connotation in terms of a building substantially completed some time ago but still lacking a specific opening date. He asked whether DES is confident that all efforts are being employed to ensure the center opens for employees as soon as possible, as well as to the reasons for the delay in opening the building. Director Tara Smith thanked Lieutenant Governor Heck for the opportunity to address the issue of the lack of a projected opening date. Unfortunately, the opening date has been pushed back. The building represents an extraordinary project that all state employees are anxious to have opened and operational. The building is the first net-zero building on the campus. DES experienced some challenges securing a contract with the top-ranked provider to the point that she became involved in the project. DES recently learned that the top-ranked selected provider under negotiation for several months has withdrawn because of the lack of sufficient staff for the facility. DES has worked with the provider to salvage the partnership; however, the vendor does not have the staffing capacity. Its current location is struggling with staffing issues the provider has not been successful in recruiting the right team for an expansion to a second facility. DES is considering the second and third-ranked proposers. Both were closely ranked and are qualified. However, time is required to pursue conversations with the providers to accept the state’s terms and conditions. Essentially, DES has restarted the conversations with new potential providers. She estimates a three-month process with current efforts in the beginning stage of negotiations.

Lieutenant Governor Heck thanked Director Smith for providing the clarification and for monitoring the issue. He asked about the Director’s confidence level that the second and third-ranked qualified providers are not experiencing the same staffing and recruitment issues. Director Smith advised that at this point, she is unsure as to whether the other vendors are experiencing the same recruitment issues as the conversations were only initiated within the last several days. The providers are larger companies with a broader corporate structure. Those issues will be determined as negotiations continue with updates provided to the committee regularly.

Lieutenant Governor Heck thanked Director Smith for her efforts and urged DES to provide a similar level of transparency to the community and to state employees based on the potential of reputational risk exposure based on the delay in the opening of the center.

Future Announcements and Adjournment of Meeting – Action

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 CCDAC meeting is scheduled on Thursday, September 15, 20-22 at 10 a.m. The next SCC meeting is scheduled on Thursday October 20, 2022 at 10 a.m. Both meetings will be held remotely at this time.

Project Director Easton noted for the record that the existing Newhouse Building houses 16 Senate member offices and the replacement building is programmed to house 16 Senate member offices.

With there being no further business, Vice Chair Taylor adjourned the meeting at 10:52 a.m.