

**CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE**  
**General Administration Building**  
**210 11<sup>th</sup> Avenue SW, Room 324**  
**Olympia, Washington 98504**  
**May 27, 2010**  
**10:00 AM**

*Minutes Approved on November 18, 2010*

---

**MEMBERS PRESENT**

Barbara Swift  
Dennis Haskell  
Paul Blanton  
Senator Karen Fraser  
Representative Sam Hunt  
Representative Gary Alexander

**MEMBERS ABSENT**

Alex Rolluda  
Secretary of State Sam Reed  
Senator – Vacant Position

**OTHERS PRESENT**

Alhadeff, Sally, DIS  
Buccarelli, Kim, GA  
Casey, Martin, GA  
Cox, Jennifer, GA  
Doan, John, City of Tumwater  
Donald, Craig, GA  
Hall, Steve, City of Olympia  
Henderson, Tom, GA  
Jacobs, Bob, Friends of the Waterfront  
Jennings, Marygrace, GA

Jones, Nathaniel, GA  
Kelly, Searetha, GA  
Lindgren, Cheri, Puget Sound Meeting Services  
Lynch, John, GA  
Martin, Carrie, GA  
Medina, Yvonne, WSDOT  
Parrish, Susan, Heritage Park & Railroad Museum  
Sandeno, Darren, Parametrix  
Scheel, Bonnie, GA  
Turner, Joyce, GA

**Announcements and Introductions**

Chair Dennis Haskell called the May 27, 2010 Capitol Campus Design Advisory Committee (CCDAC) meeting to order at 10:09 a.m.

The notice of the meeting was published in *The Olympian*. A meeting quorum was present. Public comments regarding a specific agenda item will be received when that agenda item is under discussion. Other public comments are scheduled at the end of the meeting.

**Approval of Agenda**

**Barbara Swift moved, seconded by Paul Blanton, to approve the agenda as published. Motion carried.**

CCDAC will review one item on the CCDAC Agenda for Action: Approval of the November 19, 2009 Minutes; three items for Information: Department of Information Services – Washington State Data Center and Office Building Project Update (Sally R. Alhadeff), Commemorative Works – Review (Marygrace Jennings), and the GA Facilities – Report (Tom Henderson).

**Approval of Minutes – November 19 2009**

**Representative Sam Hunt moved, seconded by Representative Gary Alexander, to approve the November 19, 2009 minutes as presented.**

Senator Karen Fraser commented that the November 19, 2009 minutes included a good summary on the history of Capitol Lake.

**Motion carried unanimously.**

### **Introduction of GA Director**

Martin Casey introduced Joyce Turner, who was appointed by Governor Gregoire in April 2010 as General Administration's (GA) Director. Ms. Turner has served as the Governor's Deputy Chief of Staff since 2007. Her extensive background in state government includes service with four Governors. She began her career in state government in the House of Representatives before working for Governor Booth Gardner, serving as Director of Government Operations. She continued in a similar role for Governor Mike Lowry before starting her own government relations consulting business from 1994 to 1997. Ms. Turner returned to state government in 1997 to work for Governor Gary Locke, serving as an Executive Policy Analyst at the Office of Financial Management. During Governor Gregoire's first term, Ms. Turner's duties included serving as transition director and acting director for the Department of Early Learning.

Director Turner commented that she's impressed with the GA and met with all employee groups, toured GA's facilities in Thurston County, and met with elected officials from local jurisdictions.

### **Director's Report**

Director Turner reported that in addition to the \$9 billion deficit the Legislature faced in the 2009-2011 biennium, the state is facing an additional \$2.8 billion deficit. Immediate steps to address the shortfall included a freeze on hiring, personal service contracts, travel, and equipment purchases. The Legislature created a jobs program. GA's Energy Program will play a major role in \$100 million of statewide projects beginning this summer to improve energy efficiency in public schools, colleges, and universities. The Legislature transferred funds other agencies pay to GA for improvement work. This will reduce the type and amount of projects facilities staff will complete during the remainder of the current biennium.

The Legislature agreed to place the Heritage Center and Professional Arts Building projects on hold for the remainder of the current two-year budget cycle.

Programs leaving GA include Plant Operations Support and the Emergency Food Assistance Program. A program joining GA is the State Building Codes Council. Seven employees from the Department of Social and Health Services will join employees in GA's real estate services.

The Governor signed House Bill (HB) 2617 eliminating many state boards and commissions. The law prohibits all General Fund boards and commissions from paying meal and travel costs for members. Non-General Fund boards are encouraged to reduce the number of meetings, meet at government facilities, and take other measures to reduce costs.

The Legislature suspended the Capitol Lake Adaptive Management Plan (CLAMP) process. The CLAMP Steering Committee's last meeting was in April, 2010. GA will consult with the

stakeholders on issues that continue to affect the lake. Director Turner reported she will evaluate the committee's recommendations and research on the future of the lake to assist her in developing a recommendation to the State Capitol Committee (SCC) later in the year.

Representative Hunt and Senator Fraser welcomed Ms. Turner. They commented on the proposal to eliminate the CCDAC. However, CCDAC's input involving the future of Capitol Campus projects is valuable. Approximately 138 boards and commissions were eliminated over the last two legislative sessions.

### **Department of Information Services**

#### ***Washington State Data Center and Office Building Project Update – Sally Alhadeff***

Ms. Alhadeff briefed the committee on the status of the building project. She distributed a copy of the offsite planting plan and a slide depicting the six-story office building, lobby area in the center, and the three-story office building fronting the Data Center. Construction is continuing and is on time and within the budget. A topping out party was held at the job site celebrating the placement of the last steel beam on the sixth floor of the office building. Everyone that worked on the project signed the steel beam. The contractor is pouring concrete on the floors in both the Data Center and six-story office building. The curtain wall will go up in July 2010. The Office of Financial Management has identified two possible state agency tenants to occupy the remaining space within the office building. A formal announcement is expected next week.

Roundabout construction at 14<sup>th</sup> and Jefferson is underway and expected to continue through November 13. To expedite construction, the City of Olympia approved closure of Jefferson Street between 14<sup>th</sup> and 16<sup>th</sup> Avenues until the project is completed. The project includes sidewalks along both sides of Jefferson and reworking of the entire roadway. Weekly updates on roundabout construction are posted on the Department of Information Services (DIS) website at <http://dis.wa.gov/datacenter/roundabout.aspx>.

Ms. Alhadeff provided additional information on the extension and alignment of the bike trail. Next steps include submitting a construction permit application to the City of Olympia for the remaining offsite improvements including the bike trail extension and for the triangle park. Amenities and options for pedestrians and bicyclists to access the site were highlighted. Large refuge areas are provided within the street crossings enabling pedestrians and cyclists to cross 14<sup>th</sup> and/or Jefferson two lanes at a time. She identified the rain garden area on the offsite planting plan.

Eight back-in angle parking stalls located north of the roundabout are part of a pilot project on the West Coast to create electric car vehicle multiple charging stations between Seattle and Portland activated by a credit card. An option under discussion is the ability to swap out batteries. An issue is whether the parking spaces could be open to others, such as visitors, for short-term parking if the spaces are not used for charging electric cars.

Ms. Alhadeff described characteristics associated with the open area and the triangle park. Olmsted's features were incorporated into the overall landscaping. Grass selected for much of the site requires less frequent mowing. The planting approach for the 14<sup>th</sup>/Jefferson intersection serves both the opportunity to extend the Olmsted tradition as well as further the commitment to sustainable landscape management practices. Native plants with low maintenance and water requirements along with creating a habitat value and sense of place will be selected and are still under discussion. A recent project by GA for installing new power vaults was identified on the plan. There's an opportunity to create a shrub layer recommended as part of the Olmsted plan. It was noted that line of sight and safety are complex issues when designing public spaces.

Senator Fraser suggested exercising caution in enabling the use of electric car vehicle parking spaces for general parking purposes.

Discussion ensued on the capacity of the roundabout. Ms. Alhadeff advised that the roundabout provides substantial improvement to the current level of service at the 14<sup>th</sup>/Jefferson intersection. Roundabouts are designed to slow traffic. The City of Olympia requested the state evaluate the timing of the traffic signals. The department will work with GA staff and stakeholders on signage welcoming the public to Capitol Campus. Some of the generators will remain functional as back-up power sources for the OB2 Building. It's possible the other generators could be disabled and/or dismantled.

In response to additional questions concerning the roundabout, Ms. Alhadeff described how a semi-truck with a trailer, or the largest wheelbase truck could utilize both lanes of the roundabout. However, buses will not. The apron is designed to accommodate larger trucks traveling through the roundabout. Otherwise, two vehicles can maneuver through the roundabout and remain in separate travel lanes. The design prevents traffic backing up to the freeway. Ms. Alhadeff referred to the traffic impact analysis (TIA). The department was required to augment the analysis based on the State Environmental Policy Act. It's estimated an additional 300 daily car trips will travel the roundabout at peak hours.

Representative Alexander expressed some concern about the forecast of additional trips to the new DIS Data Center and office building. Ms. Alhadeff advised that a copy of the TIA and the calculations is available on the DIS website. The team's confident the intersection's functionality will be improved.

Ms. Swift said the issue of establishing the right balance and the Data Center and office building serving as an entry into Capitol Campus is dependent upon having trees of significant scale.

### **Commemorative Works**

#### ***Review – Marygrace Jennings***

Marygrace Jennings presented and reviewed a series of photographs highlighting major and minor commemorative works (memorials, monuments, and artwork) on Capitol Campus. In 1997, following lengthy deliberations that led to the design and placement of the World War II Memorial, the Legislature tasked GA to develop rules to guide the placement of memorials,

monuments, and artwork on state capitol grounds. Whether a memorial, monument or artwork is a major or minor commemorative works is dependent on how the installation commands the space around it. An example of a living memorial is the Worker Memorial Garden dedicated in April 1998 at the Labor & Industries campus.

Ms. Jennings reported the purpose of the policy is to ensure quality, maintain the dignity of the Capitol Campus grounds, address subjects of lasting statewide significance, preserve open space and options for the future, and provide consistent guidance for both proponents and decision makers on difficult decisions. Since the rules took effect in January 1998, GA's received 16 proposals. Four were for potentially major works (one was not approved and three are inactive), eight qualified as minor works (six were approved and installed, one was not approved, and one was approved but is inactive). Four proposals currently are at the concept level.

Ms. Jennings outlined the basic stages of the approval process for major works involving concept, site development, design development, and final approval. She described the role of GA, CCDAC, State Capitol Campus (SCC), and Washington State Arts Commission. Ms. Jennings reviewed specific definitions.

Ms. Jennings reviewed the criteria for major and minor works on state capitol grounds. Major and minor works shall:

- Reflect the rich diversity of Washington's people, and be nonpartisan in nature.
- Provide an enriching experience, which illuminates and celebrates common values, and broadens understanding of Washington's heritage and culture.
- Honor individuals or events of lasting significance for the people of the State of Washington as reflected by broad public consensus.

No major or minor works will be placed on state capitol grounds unless detailed sub-campus plans for an area are approved. Sub-campus plans were fully implemented for the Olmsted portion of the west campus. Those areas are considered complete. An amendment to this sub-campus might be appropriate to implement supplemental Olmsted intended design. Works directly associated with the activities of a specific state agency shall be considered for installation in the facility that houses that agency's main or subordinate office. No donated work shall be accepted by the state for placement on state capitol grounds until a suitable site for the work has been selected and approved.

Guidelines for selecting sites for major works will be used by GA, CCDAC, and the SCC to evaluate and recommend or approve a final site. Guidelines for selecting designs for major works were highlighted. Specific to guidelines for selecting designs, Ms. Jennings advised that durability and maintainability are introduced on page 15. Works that by their nature are not complete at the time of installation, such as those to which names or dates are to be added over time, are strongly discouraged as well as lists of any kind. Text and inscriptions shall be meaningful to the broadest audience possible. Washington Administrative Code (WAC) section 236-18-070, Guidelines for selecting designs for major works, was amended in 2000 to include

additional language regarding text and inscriptions on monuments, works of art, and related plaques. The use of donor tiles (not defined as plaques) is to be part of the design rather than an afterthought.

Ms. Jennings outlined the procedure for development and review of major works proposals. The purpose of the procedure includes preserving open space and options for placement of works on capitol grounds for future generations. Proposers are encouraged to consider alternatives to monuments, such as groves, gardens, sculptures, and fountains, and the naming of existing campus features. Groups with related or similar interests are encouraged to combine proposals. Proposing entities are encouraged to consider temporary works or temporary placement of works to be permanently located at other sites.

Ms. Jennings provided an overview of the procedure for development and review of major works proposals. The SCC grants approval of the concept and the site approval process is then initiated. At this point, the CCDAC becomes involved in the proposing entity's selection process. The policy acknowledges the design process can take a number of different forms, such as a competitive design and donated work. Once final design and site selection occurs, a formal complete proposal can be brought forward for the SCC's consideration.

Ms. Jennings highlighted standards for minor works on state capitol grounds. Plaques and living memorials are addressed. Other installations include historic markers, commemorative plaques, and interpretive and educational signage. Proposing entities must submit a proposal to the Director for placement of a minor work on Capitol Campus.

Representative Hunt commented that the roundabout at 14<sup>th</sup> and Jefferson will provide a new entry to the Capitol Campus. He asked if there has been any consideration regarding a focal point within the center of the roundabout. There is an opportunity to create a striking entrance to the Capitol Campus. Ms. Jennings agreed there is an opportunity to create an attractive gateway to Capitol Campus. The landscaping plan for the Data Center and office building should also have a commemorative and artwork planning layer. One idea is creating a work that interprets the history of buildings that previously occupied the new DIS site. The CCDAC should have input on how and where a work is placed.

Senator Fraser commented that the policy regarding the relationship between the SCC and CCDAC is not clear. She asked staff to take a closer look at the language and clarify that CCDAC should review proposals before they go to SCC, per the CCDAC's traditional advisory role. A booklet on the role of the CCDAC was developed several years ago and might be helpful when reviewing the policy. The CCDAC is advisory to the SCC prior to the SCC making a major decision.

Senator Fraser suggested staff should review the definition for "state capitol grounds." It refers to grounds owned by the state. However, there are state campuses that are privately owned.

Ms. Swift asked whether there are current proposals the CCDAC might review and the timing of those reviews. Ms. Jennings replied that current proposals include a worker's memorial, a proposal to donate a piece of Native American art work, and installation of flags at the Vietnam Memorial, which would be an alteration of an existing memorial.

Thomas Henderson advised that the applicant for the latter is working with an architect to design and place the flag poles. Ms. Jennings added that the proponent group is Vietnamese veterans who want to be included and represented, but do not want to impose on the existing memorial. A fourth proposed project is a minor work to commemorate the loss of Alaska Flight 261. Many of the lives lost on that flight were Washington State citizens.

Ms. Swift commented that the policy provides a framework for what can be an emotional discussion. The criteria are important. She referred specifically to criteria 4, 5, and 6 on page 8 of the policy document. Ms. Jennings pointed out that a proposer must meet all three criteria.

Senator Fraser suggested another criterion of *commemorative works must be able to withstand birds*.

Representative Hunt commented that a private citizen group is volunteering and growing vegetables in planter boxes on the east campus that have not been utilized or maintained by the department. It's anticipated that approximately 7,000 pounds of food will be donated to the Food Bank over the summer.

Discussion ensued on costs for long-term maintenance, which are paid by the proposing entity. The policy requires that an agreement addressing the administrative requirements must be executed before construction begins.

**Susan Parrish** commented on a railroad plan for the building in Heritage Park (721 Columbia Street). She asked whether the policy addresses existing structures. Ms. Jennings said the policy does not address structures at all. Ms. Parrish asked whether a longhouse by the old railroad depot proposed by a Native American coalition would fall under the guidelines. Ms. Jennings advised that any such proposal would be a master planning question. The policy relates to outdoor works on the state capitol grounds. Ms. Parrish reported there are grant funds available to renovate the old railroad building into a railroad museum. Mr. Henderson advised that the proposal as outlined is a capital request, which requires a legislative process.

Representative Hunt referred to public interest in preserving the greenhouse. Ms. Jennings said she's requested a cost estimate to develop a historic structure report for the property, which could be completed by this biennium if funding is available.

Ms. Parrish commented that the railroad building and greenhouse buildings are ready to fall down.

**Bob Jacobs, 720 Governor Stevens Avenue**, conveyed appreciation for the structures on Capitol Campus and preservation efforts. He supports the commemorative works guidelines and the very high standards that they set. The Capitol Campus, capitol building, and grounds would be hidden if all of the proposed tree plantings and memorials were approved. He thanked GA, CCDAC, and SCC for keeping the areas open.

Chair Haskell recessed the meeting from 11:49 a.m. to 12: 03 p.m. for lunch.

### **GA Facilities**

#### ***Report – Tom Henderson***

Mr. Henderson reported on the O'Brien Building renovation phases. The tenants were relocated. The project should be completed by December 2011.

Representative Alexander suggested there should also be a policy against remodeling buildings that are occupied. Mr. Henderson acknowledged the comment.

Director Turner added that there wasn't a clear understanding of the magnitude of the O'Brien renovation project and how it would impact employees.

Mr. Henderson reported bids were solicited for Phase 2 of the project involving the committee room level. The bids were favorable. Some portables will be installed on the Pritchard parking lot in October 2010. It's important to clean the exterior of the O'Brien Building as part of the renovation. The committee rooms will be available to support the 2011 legislative session.

A sample of the original donor tile for the World War II Memorial was distributed. The original tiles were too thin and the grout-filled engraving became illegible as the grout deteriorated and the stones weathered. The project improves drainage around the memorial and replaces 2,945 engraved donor tiles along the surrounding sidewalk. A sample of the engraver style was presented. Water that sheets off the upper campus toward the memorial will be drained away before it reaches the site.

GA began implementing the Mithun Master Landscape Plan and established an interagency agreement with the Department of Natural Resources (DNR) for services of an urban forester to manage the large trees. Mr. Henderson provided additional information on the planting of six new trees on west Capitol Campus including three elm trees planted on Arbor Day. The DIS project will purchase 10 disease-resistant Princeton Elm trees for west Campus in spring 2011 as a mitigating measure for the removal of mature trees required to construct the roundabout at the intersection of 14<sup>th</sup>/Jefferson.

Mr. Henderson reported the most significant action in the current session is removal of design funds for the ProArts Building. No action occurred on the Heritage Center/Executive Office Building (HC/EOB) beyond completion of the predesigns. He thanked Craig Donald and Penny Koal for their work developing the predesigns for the two projects. The total project cost



estimates for a different sized ProArts Building ranged from \$75 million for an 118,000 square-foot office building to \$90 million for a 150,000 square-foot structure.

The HC/EOB project completed design development and was nearly finished with the construction document phase of design. However, economic conditions impacted the extent to which the project could be financed. There was a recommendation to split the projects and locate them on two other sites and not on the GA parcel. The project costs for both were significantly reduced. However, no action was taken during the 2010 special session to authorize and appropriate funds to begin design. Subsequently, all work on the project has ceased.

Representative Alexander expressed interest in revisiting the HC/EOB project. Two separate proposals will cost more than one. The GA site is the most attractive. There was intent to expedite the Heritage Center element. However, it should be done the right way. He suggested that the CCDAC and SCC should review the design and siting for the project. Representative Hunt and Senator Fraser agreed that constructing the buildings on the GA site is the more responsible decision. Representative Alexander added that the project should have never been a sealed bid. Collection of recording fees will not recover debt service costs. A policy for the central campus, which delivers central services including attracting heritage and tourism opportunities, should be considered. This project qualifies for consideration of general obligation bond authorization and funding.

Senator Fraser offered that since the GA building is deteriorating, demolishing the structure could be a separate component and not charged to the HC project.

Mr. Blanton said the economic climate is affecting everyone. It's important that the project provides services to the citizens of the state, that the amenities justify the expense, and that the state can take pride in the project. It's important to produce a quality project, keep Capitol Campus intact, and retain current levels of service. He offered his assistance as an architect and planner.

Ms. Swift commented that demolishing the GA building and replacing it is essential. The project included a large program, and the impact to the hillside and its relationship to Capitol Lake is a challenge. If given a choice, she expressed a preference for the GA site.

Representative Alexander emphasized his suggestion for GA to take another look at the project.

Mr. Henderson pointed out that another significant factor is a major reduction in projects funded with general obligation bonds to take bid savings and to reflect a downturn in debt capacity. Client agencies and GA lost funds.

Operating issues are significant with a \$3.5 million reduction in buildings and grounds programs. Efforts were made to reduce overhead and administrative costs. However, there were line staff reductions most visible in grounds. Capitol Campus has been consolidated from eight zones to four zones, and staff are learning new roles and assuming new assignments.

The next 10-year plan and development of the 2011-2013 capital budget focuses on life safety, stewardship, and sustainability. Several initiatives will be implemented to provide a better system for determining facility condition and documenting capital repair backlogs to better position GA for future biennial capital requests. Project requests include:

- Life safety repairs to fire systems and elevators that have deteriorated past their useful life or require technological upgrades.
- Repairs and improvements to Capitol Campus steam and chilled water systems that will substantially reduce energy use and operational costs for GA and its customers.
- Exterior repairs and preservation of the Legislative, Temple, and Capitol Court historic sandstone buildings and the Natural Resources Building.
- Continue phased improvements to OB2 and the Transportation buildings to include seismic strengthening, renewal of failing building systems, and correcting code deficiencies.

Senator Fraser suggested developing a landscape plan for the south boundary of Capitol Campus that visually and intellectually separates the campus from the neighborhood.

#### **Other Comments**

Craig Donald thanked members for their time and commitment.

Mr. Haskell thanked Mr. Donald for his hard work and responsiveness to the committee.

Ms. Swift commented positively on a presentation created by Mr. Donald instructing project managers on how to end a project.

Senator Fraser thanked Mr. Donald for his professionalism, leadership, and contributions to the Capitol Campus.

Mr. Jacobs referred to the commemorative works policy. There is a requirement to preserve views and vistas of the capitol buildings, Mount Rainier, and the Olympic Mountains when memorials are placed, which is very appropriate. He proposed adding “preserving the view of Budd Inlet.” The nine-story office building built in the 1960s blocks the view of the foreground of the Olympics, water, sailboats, and marinas. This view was so important to the citizens of Olympia that they elected a new City Council. Concerning views towards the Capitol Campus, the one dominant feature is the capitol dome. Olympia adopted an ordinance establishing a state capitol view district. Mr. Jacobs also suggested that GA, the CCDAC, SCC, citizens, and other stakeholders work with the City of Olympia on the question of what everyone wants for the future of the City and the Capitol Campus regarding the dominance of the capitol building and to protect views for the entire area.

Ms. Parrish said the buildings she spoke about earlier (railroad and greenhouse) could become tourist attractions and spur economic development for the City. She provided an overview of the previous funding allocation in GA’s budget to roof the railroad building and connect the utilities,

which just “disappeared.” She asked for thoughts from the committee and GA on whether anyone cares to preserve the buildings before she pursues other funding sources and spends more energy to advance her vision.

Ms. Jennings said that GA staff will follow up on why the roof was not constructed and utilities not connected to the railroad building.

Mr. Haskell suggested placing the railroad and greenhouse buildings issue on a future meeting agenda along with a background report and options for discussion.

Representative Hunt reported on a bill he proposed during the last session to create a capitol district with boundaries.

### **Adjournment**

With there being no further business, Chair Haskell adjourned the meeting at 12:53 p.m.

Prepared by Cheri Lindgren, Recording Secretary  
Puget Sound Meeting Services