

STATE CAPITOL COMMITTEE

*Lieutenant Governor Cyrus Habib (Chair), Secretary of State Kim Wyman (Vice Chair),
Governor Inslee's Designee Kelly Wicker, and Commissioner of Public Lands Hilary Franz*

REMOTE ACCESS MEETING

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Passcode: 554398

AUGUST 10, 2020 AGENDA

Time	Agenda Items	Presenter	Desired Outcome
3:00	1- Call Meeting to Order and Approval of the Agenda	Lt. Governor Habib	Action: Approval of the agenda
3.05	2- AG Review of Statutes Pertaining to the State Capital Committee	Dave Merchant, Assistant Attorney General	Informational- Committee discussion about the statutes that apply to SCC and DES.
3:30	3- Draft Policies and Procedures for SCC	Jeff Even, Deputy Solicitor General	Proposed Action- Committee discussion and adoption of Policies and Procedures
4:00	4- DES Recommendations to the SCC	Chris Liu, Director, DES	Proposed Action: Request adoption of a motion to create a work group to update the SCC statutes.
4:30	5- Review L&I/WSDA Safety & Health Lab and Training Center- Predesign	Bill Frare, Assistant Director, DES	Proposed Action: SCC Approves Construction of the new building.
4:45	6- Public Comments and Closing Remarks	Lt. Governor Habib	Informational- Public comments to the SCC.
5:00	7- Adjourn SCC Meeting	Lt. Governor Habib	

Note: The SCC Chair may alter the duration of this meeting, and call for public comments or provide closing remarks at an earlier time than the designated times identified above.

Upcoming Committee Meetings Schedule:

Next CCDAC Meeting:

Thursday, September 17, 2020; 10AM-12PM (Location TBD)

Next SCC Meeting:

Thursday, October 15, 2020; 10AM-12PM (Location TBD)

STATE CAPITOL COMMITTEE STATUTES AND REGULATIONS

43.17.070

Administrative committees.

There shall be administrative committees of the state government, which shall be known as: (1) The state finance committee and (2) the state capitol committee.

[1982 c 40 § 8; 1965 c 8 § 43.17.070. Prior: 1929 c 115 § 3; 1921 c 7 § 4; RRS § 10762.]

43.34.010

Composition of committee.

The governor or the governor's designee, the lieutenant governor, the secretary of state, and the commissioner of public lands, ex officio, shall constitute the state capitol committee.

[1997 c 279 § 1; 1979 ex.s. c 57 § 10; 1965 c 8 § 43.34.010. Prior: 1961 c 300 § 5; 1921 c 7 § 8; RRS § 10766.]

43.34.015

Secretary of committee—Committee records.

The commissioner of public lands shall be the secretary of the state capitol committee, but the committee may appoint a suitable person as acting secretary thereof, and fix his or her compensation. However, all records of the committee shall be filed in the office of the commissioner of public lands.

[1997 c 279 § 2; 1965 c 8 § 43.34.015. Prior: 1959 c 257 § 45; 1909 c 69 § 1; RRS § 7897. Formerly RCW 79.24.080.]

43.34.040

Buildings—Erection—Improvements.

The state capitol committee may erect one or more permanent buildings; one or more temporary buildings; excavate or partially excavate for any such building or buildings; partially erect any such building or buildings; make other temporary or permanent improvements wholly or in part; upon the capitol grounds belonging to the state and known as the "Sylvester site" or "Capitol place" in Olympia, Washington.

[1965 c 8 § 43.34.040. Prior: 1933 ex.s. c 34 § 1; RRS § 7915-1.]

43.34.080

Capitol campus design advisory committee—Generally.

(1) The capitol campus design advisory committee is established as an advisory group to the capitol committee and the director of enterprise services to review programs, planning, design, and landscaping of state capitol facilities and grounds and to make recommendations that will contribute to the attainment of architectural, aesthetic, functional, and environmental excellence in design and maintenance of capitol facilities on campus and located in neighboring communities.

(2) The advisory committee shall consist of the following persons who shall be appointed by and serve at the pleasure of the director of enterprise services:

- (a) Two architects;
- (b) A landscape architect; and
- (c) An urban planner.

The director of enterprise services shall appoint the chair and vice chair and shall provide the staff and resources necessary for implementing this section. The advisory committee shall meet at least once every ninety days and at the call of the chair.

The members of the committee shall be reimbursed as provided in RCW [43.03.220](#) and [44.04.120](#).

(3) The advisory committee shall also consist of the secretary of state and two members of the house of representatives, one from each caucus, who shall be appointed by the speaker of the house of representatives, and two members of the senate, one from each caucus, who shall be appointed by the president of the senate.

(4) The advisory committee shall review plans and designs affecting state capitol facilities as they are developed. The advisory committee's review shall include:

(a) The process of solicitation and selection of appropriate professional design services including design-build proposals;

(b) Compliance with the capitol campus master plan and design concepts as adopted by the capitol committee;

(c) The design, siting, and grouping of state capitol facilities relative to the service needs of state government and the impact upon the local community's economy, environment, traffic patterns, and other factors;

(d) The relationship of overall state capitol facility planning to the respective comprehensive plans for long-range urban development of the cities of Olympia, Lacey, and Tumwater, and Thurston county; and

(e) Landscaping plans and designs, including planting proposals, street furniture, sculpture, monuments, and access to the capitol campus and buildings.

(5) For development of the property known as the 1063 block, the committee may review the proposal selected by the department of enterprise services but must not propose changes that will affect the scope, budget, or schedule of the project.

[2013 2nd sp.s. c 19 § 7015; 2011 1st sp.s. c 21 § 34; 1990 c 93 § 1.]

43.34.090

Building names.

(1) The legislature shall approve names for new or existing buildings on the state capitol grounds based upon recommendations from the state capitol committee and the director of the department of enterprise services, with the advice of the capitol campus design advisory committee, subject to the following limitations:

(a) An existing building may be renamed only after a substantial renovation or a change in the predominant tenant agency headquartered in the building.

(b) A new or existing building may be named or renamed after:

- (i) An individual who has played a significant role in Washington history;
- (ii) The purpose of the building;
- (iii) The single or predominant tenant agency headquartered in the building;
- (iv) A significant place name or natural place in Washington;
- (v) A Native American tribe located in Washington;
- (vi) A group of people or type of person;

(vii) Any other appropriate person consistent with this section as recommended by the director of the department of enterprise services.

(c) The names on the facades of the state capitol group shall not be removed.

(2) The legislature shall approve names for new or existing public rooms or spaces on the west capitol campus based upon recommendations from the state capitol committee and the director of the department of enterprise services, with the advice of the capitol campus design advisory committee, subject to the following limitations:

(a) An existing room or space may be renamed only after a substantial renovation;

(b) A new or existing room or space may be named or renamed only after:

- (i) An individual who has played a significant role in Washington history;
- (ii) The purpose of the room or space;
- (iii) A significant place name or natural place in Washington;
- (iv) A Native American tribe located in Washington;
- (v) A group of people or type of person;

(vi) Any other appropriate person consistent with this section as recommended by the director of the department of enterprise services.

(3) When naming or renaming buildings, rooms, and spaces under this section, consideration must be given to: (a) Any disparity that exists with respect to the gender of persons after whom buildings, rooms, and spaces are named on the state capitol grounds; (b) the diversity of human achievement; and (c) the diversity of the state's citizenry and history.

(4) For purposes of this section, "state capitol grounds" means buildings and land owned by the state and otherwise designated as state capitol grounds, including the west capitol campus, the east capitol campus, the north capitol campus, the Tumwater campus, the Lacey campus, Sylvester Park, Centennial Park, the Old Capitol Building, and Capitol Lake.

43.82.020

Approval by capitol committee when real estate located in Thurston county.

The acquisition of real estate, and use thereof, by State Agencies shall be subject to the approval of the state capitol committee when the real estate is located in Thurston county.

[1965 c 8 § 43.82.020. Prior: 1961 c 184 § 2; 1959 c 255 § 2.]

79.24.010

Designation of lands—Sale, manner, consent of board.

All lands granted to the state by the federal government for the purpose of erecting public buildings at the state capitol shall be known and designated as "Capitol Building Lands". None of such lands, nor the timber or other materials thereon, shall hereafter be sold without the consent of the board of natural resources and only in the manner as provided for public lands and materials thereon.

[1959 c 257 § 42; 1909 c 69 § 2; RRS § 7898.]

79.24.020

Use of funds restricted.

All funds arising from the sale of lands granted to the state of Washington for the purpose of erecting public buildings at the state capital shall be held intact for the purpose for which they were granted. Lands when selected and assigned to said grant shall not be transferred to any other grant, nor shall the moneys derived from said lands be applied to any other purpose than for the erection of buildings at the state capital.

[1893 c 83 § 1; RRS § 7896.]

79.24.030

Employment of assistants—Payment of expenses.

The board of natural resources and the department of natural resources may employ such cruisers, drafters, engineers, architects, or other assistants as may be necessary for the best interests of the state in carrying out the provisions of RCW 79.24.010 through 79.24.085, and all expenses incurred by the board and department, and all claims against the capitol building construction account shall be audited by the department and presented in vouchers to the state treasurer, who shall draw a warrant therefor against the capitol building construction account as herein provided or out of any appropriation made for such purpose.

[2013 c 23 § 260; 1988 c 128 § 62; 1985 c 57 § 76; 1973 c 106 § 37; 1959 c 257 § 43; 1911 c 59 § 12; 1909 c 69 § 7; RRS § 7903.]

NOTES: Effective date—1985 c 57: See note following RCW 18.04.105.

79.24.060

Disposition of proceeds of sale—Publication of notice of proposals or bids.

The proceeds of such sale of capitol building lands, or the timber or other materials shall be paid into the capitol building construction account which is hereby established in the state treasury to be used as in *this act provided. All contracts for the construction of capitol buildings shall be let after notice for proposals or bids have

been advertised for at least four consecutive weeks in at least three newspapers of general circulation throughout the state.

[1985 c 57 § 77; 1959 c 257 § 44; 1911 c 59 § 10; 1909 c 69 § 5; RRS § 7901.]

NOTES:

***Reviser's note:** "This act" first appears in 1909 c 69 codified as RCW 79.24.010 and 79.24.030 through 79.24.085.

Effective date—1985 c 57: See note following RCW 18.04.105.

79.24.085

Disposition of money from sales.

All sums of money received from sales shall be paid into the capitol building construction account in the state treasury, and are hereby appropriated for the purposes of *this act.

[1985 c 57 § 78; 1959 c 257 § 46; 1909 c 69 § 8; RRS § 7904.]

NOTES:

***Reviser's note:** For "this act," see note following RCW 79.24.060.

Effective date—1985 c 57: See note following RCW 18.04.105.

79.24.087

Capitol grant revenue to capitol building construction account.

All revenues received from leases and sales of lands, timber and other products on the surface or beneath the surface of the lands granted to the state of Washington by the United States pursuant to an act of Congress approved February 22, 1889, for capitol building purposes, shall be paid into the "capitol building construction account". Available revenues in this account shall first be pledged to state capitol public and historic facilities as defined under RCW 79.24.710.

[2005 c 330 § 7; 1923 c 12 § 1; RRS § 7921-1. Formerly RCW 43.34.060.]

79.24.300

Parking facilities authorized—Rental.

The state capitol committee may construct parking facilities for the state capitol adequate to provide parking space for automobiles, said parking facilities to be either of a single level, multiple level, or both, and to be either on one site or more than one site and located either on or in close proximity to the capitol grounds, though not necessarily contiguous thereto. The state capitol committee may select such lands as are necessary therefor and acquire them by purchase or condemnation. As an aid to such selection the committee may cause location, topographical, economic, traffic, and other surveys to be conducted, and for this purpose may utilize the services of existing state agencies, may employ personnel, or may contract for the services of any person, firm or corporation. In selecting the location and plans for the construction of the parking facilities the committee shall consider recommendations of the director of enterprise services.

Space in parking facilities may be rented to the officers and employees of the state on a monthly basis at a rental to be determined by the director of enterprise services. The state shall not sell gasoline, oil, or any other commodities or perform any services for any vehicles or equipment other than state equipment.

[2015 c 225 § 117; 1977 c 75 § 90; 1965 c 129 § 1; 1955 c 293 § 1.]

79.24.310

Number and location of facilities.

The state capitol committee may construct any two of the following three facilities: (1) A two story parking facility south of the transportation and public lands building in the existing parking area; (2) multiple level but not to exceed three story parking facility adjacent to the new office building; (3) multiple level but not to exceed three story parking facility adjacent to the new office building.

[1955 c 293 § 2.]

79.24.320

Appropriations—Parking facilities, laboratories.

There is appropriated to the state capitol committee from the *capitol building construction fund for the fiscal biennium ending June 30, 1957, the sum of seven hundred thousand dollars for the purposes of RCW 79.24.300, 79.24.310 and 79.24.320. Of this sum five hundred thousand dollars is to be used for parking purposes as outlined above and the remaining two hundred thousand dollars of this sum are to be used to complete the fisheries and health laboratories in the new office building on the contingency that it is necessary for the fisheries and health departments to move to Olympia.

[1955 c 293 § 3.]

NOTES:

***Reviser's note:** Capitol building construction fund abolished and moneys transferred to capitol building construction account: RCW 43.79.330 through 43.79.334.

79.24.330

Purchase of land for parking facilities authorized.

For use in the construction thereon of parking facilities in close proximity to the capitol grounds, the state capitol committee is authorized to purchase, at a price not in excess of one hundred thousand dollars, the following real estate situated in the city of Olympia, Thurston county, state of Washington, and more particularly described as: Lots two, three, six, and seven, block eight, P.D. Moore's addition to the town of Olympia, according to the plat thereof recorded in volume 1 of plats, page 32, records of said county.

[1957 c 257 § 1.]

79.24.340

Purchase of land for parking facilities authorized—Construction of one-level facility.

After purchase of the said real estate the state capitol committee shall construct thereon one-level parking facilities suitable for as large a number of automobiles as may reasonably be accommodated thereon.

[1957 c 257 § 2.]

79.24.400

Sylvester Park—Grant authorized.

The city of Olympia may grant to the state of Washington its right, title and interest in that public square situated therein and bounded by Capitol Way, Legion Way, Washington Street and East Seventh Street, and commonly known as Sylvester Park, and such conveyance shall in all respects supersede the terms and effect of any prior conveyance or agreement concerning this property.

[1955 c 216 § 1.]

79.24.410

Sylvester Park—Subsurface parking facility.

The state capitol committee may accept such grant on behalf of the state. Upon receipt from the city of Olympia of the conveyance authorized by RCW 79.24.400, the state capitol committee may lease the premises thereby conveyed, to any person, firm, or corporation for the purpose of constructing, operating and maintaining a garage and parking facility underneath the surface of said property.

The lease shall be for a term of not to exceed twenty-five years and by its terms shall require the lessee to restore and maintain the condition of the surface of the property so as to be available and suitable for use as a public park. The lease shall further provide that all improvements to the property shall become the property of the state upon termination of the lease, and may provide such further terms as the capitol committee may deem to be advantageous.

[1955 c 216 § 2.]

79.24.450

Access to capitol grounds on described route authorized.

The state capitol committee may construct a suitable access to the capitol grounds by way of fourteenth and fifteenth streets in the city of Olympia, and for the purpose may acquire, by purchase or condemnation, such lands along the said streets and between Capitol Way and Cherry Street in the city of Olympia, and construct thereon such improvements as the state capitol committee may deem proper for the purposes of such access.

[1957 c 258 § 1.]

79.24.500

Property described.

The state capitol committee shall proceed as rapidly as their resources permit to acquire title to the following described property for development as state capitol grounds:

That area bounded as follows: Commencing at a point beginning at the southwest corner of Capitol Way and 15th Avenue and proceeding westerly to the present easterly boundary of the capitol grounds on the west; thence proceeding northerly along said easterly boundary of the capitol grounds; thence proceeding easterly along the boundary of the present capitol grounds to a point at the corner of Capitol Way and 14th Avenue; thence proceeding southerly to the point of beginning; also that area bounded by Capitol Way on the west, 11th Avenue on the north, Jefferson Street on the east, and 16th Avenue (Maple Park) on the south; also that area bounded by Jefferson Street on the west, 14th Avenue on the north, Cherry Street on the east and 14th Avenue (Interstate No. 5 access) on the south; also that area bounded by 14th Avenue (Interstate No. 5 access) on the north, the westerly boundary of the Oregon-Washington Railroad & Navigation Co. right-of-way on the east, 16th Avenue on the south, and Jefferson Street on the west; also that area bounded by 15th Avenue on the north, the westerly boundary of the Oregon-Washington Railroad & Navigation Co. right-of-way on the east, and 14th Avenue (Interstate No. 5 access) on the south and west; all in the city of Olympia, county of Thurston, state of Washington, or any such

portion or portions of the above described areas as may be required for present or future expansion of the facilities of the state capitol.

[1967 ex.s. c 43 § 1; 1961 c 167 § 1.]

79.24.510

Area designated as the east capitol site.

The area described in RCW 79.24.500 shall be known as the east capitol site, and upon acquisition shall become part of the state capitol grounds.

[1961 c 167 § 2.]

79.24.520

Acquisition of property authorized—Means—Other state agencies to assist committee in executing chapter.

The state capitol committee may acquire such property by gift, exchange, purchase, option to purchase, condemnation, or any other means of acquisition not expressly prohibited by law. All other state agencies shall aid and assist the state capitol committee in carrying out the provisions of RCW 79.24.500 through 79.24.600.

[1961 c 167 § 3.]

79.24.530

Department of enterprise services to design and develop site and buildings—Approval of state capitol committee.

The department of enterprise services shall develop, amend and modify an overall plan for the design and establishment of state capitol buildings and grounds [on the east capitol site] in accordance with current and prospective requisites of a state capitol befitting the state of Washington. The overall plan, amendments and modifications thereto shall be subject to the approval of the state capitol committee.

[2015 c 225 § 118; 1961 c 167 § 4.]

79.24.540

State agencies may buy land and construct buildings thereon—Requirements.

State agencies which are authorized by law to acquire land and construct buildings, whether from appropriated funds or from funds not subject to appropriation by the legislature, may buy land in the east capitol site and construct buildings thereon so long as the location, design and construction meet the requirements established by the department of enterprise services and approved by the state capitol committee.

[2015 c 225 § 119; 1961 c 167 § 5.]

79.24.550

State buildings to be constructed only on capitol grounds—Exception.

No state agency shall undertake construction of buildings in Thurston county except upon the state capitol grounds: PROVIDED, That the state capitol committee may authorize exceptions upon a finding by the state capitol committee that appropriate locations on the capitol grounds or east capitol site are unavailable.

[1961 c 167 § 6.]

79.24.560

Department of enterprise services to rent, lease, or use properties.

The department of enterprise services shall have the power to rent, lease, or otherwise use any of the properties acquired in the east capitol site.

[2015 c 225 § 120; 1961 c 167 § 7.]

79.24.570

Use of proceeds from site.

All moneys received by the department of enterprise services from the management of the east capitol site, excepting (1) funds otherwise dedicated prior to April 28, 1967, (2) parking and rental charges and fines which are required to be deposited in other accounts, and (3) reimbursements of service and other utility charges made to the department of enterprise services, shall be deposited in the capitol purchase and development account of the state general fund.

[2015 c 225 § 121; 2000 c 11 § 24; 1969 ex.s. c 273 § 11; 1963 c 157 § 1; 1961 c 167 § 8.]

79.24.590

Use of private real estate and rights in site declared public use.

The use of the private real estate, rights, and interests in the east capitol site is hereby declared to be a public use.

[1961 c 167 § 10.]

79.24.600

Severability—1961 c 167.

If any provision of RCW 79.24.500 through 79.24.590, or its application to any person or circumstance is held invalid, the remainder of RCW 79.24.500 through 79.24.590, or the application of the provision to other persons or circumstances is not affected.

[1961 c 167 § 11.]

79.24.650

Committee duties enumerated.

The state capitol committee shall provide for the construction, remodeling, and furnishing of capitol office buildings, parking facilities, governor's mansion, and such other buildings and facilities as are determined by the

state capitol committee to be necessary to provide space for the legislature by way of offices, committee rooms, hearing rooms, and work rooms, and to provide executive office space and housing for the governor, and to provide executive office space for other elective officials and such other state agencies as may be necessary, and to pay for all costs and expenses in issuing the bonds and to pay interest thereon during construction of the facilities for which the bonds were issued and six months thereafter.

[1969 ex.s. c 272 § 1.]

79.24.700

Findings.

The legislature finds that the historic facilities of the Washington state capitol are the most important public facilities in the state. They are a source of beauty and pride, a resource for celebrating our heritage and democratic ideals, and an exceptional educational resource. The public and historic facilities of the state capitol campus should be managed and maintained to the highest standards of excellence, model the best of historic preservation practice, and maximize opportunities for public access and enjoyment. The purpose of chapter 330, Laws of 2005 is to provide authority and direction for the care and stewardship of the public and historic facilities of the state capitol, to facilitate public access, use, and enjoyment of these assets, and to carefully preserve them for the benefit of future generations.

[2005 c 330 § 1.]

79.24.710

Properties identified as "state capitol public and historic facilities."

For the purposes of RCW [79.24.720](#), [79.24.730](#), [43.01.090](#), [43.19.500](#), and [79.24.087](#), "state capitol public and historic facilities" includes:

(1) The east, west and north capitol campus grounds, Sylvester park, Heritage park, Marathon park, Centennial park, the Deschutes river basin commonly known as Capitol lake, the interpretive center, Deschutes parkway, and the landscape, memorials, artwork, fountains, streets, sidewalks, lighting, and infrastructure in each

of these areas not including state-owned aquatic lands in these areas managed by the department of natural resources under RCW 79.105.010;

(2) The public spaces and the historic interior and exterior elements of the following buildings: The visitor center, the Governor's mansion, the legislative building, the John L. O'Brien building, the Cherberg building, the Newhouse building, the Pritchard building, the temple of justice, the insurance building, the Dolliver building, capitol court, and the old capitol buildings, including the historic state-owned furnishings and works of art commissioned for or original to these buildings; and

(3) Other facilities or elements of facilities as determined by the state capitol committee, in consultation with the department of enterprise services.

[2015 c 225 § 123; 2005 c 330 § 2.]

79.24.720

Department of enterprise services' responsibilities.

The department of enterprise services is responsible for the stewardship, preservation, operation, and maintenance of the public and historic facilities of the state capitol, subject to the policy direction of the state capitol committee and the guidance of the capitol campus design advisory committee. In administering this responsibility, the department shall:

(1) Apply the United States secretary of the interior's standards for the treatment of historic properties;

(2) Seek to balance the functional requirements of state government operations with public access and the long-term preservation needs of the properties themselves; and

(3) Consult with the capitol furnishings preservation committee, the state historic preservation officer, the state arts commission, and the state facilities accessibility advisory committee in fulfilling the responsibilities provided for in this section.

[2015 c 225 § 124; 2005 c 330 § 3.]

79.24.730

Funding/grants for stewardship of state capitol public and historic facilities.

(1) To provide for responsible stewardship of the state capitol public and historic facilities, funding for:

(a) Maintenance and operational needs shall be authorized in the state's omnibus appropriations act and funded by the enterprise services account as provided under RCW 43.19.500;

(b) Development and preservation needs shall be authorized in the state's capital budget. To the extent revenue is available, the capitol building construction account under RCW 79.24.087 shall fund capital budget needs. If capitol building construction account funds are not available, the state building construction account funds may be authorized for this purpose.

(2) The department of enterprise services may seek grants, gifts, or donations to support the stewardship of state capitol public and historic facilities. The department may: (a) Purchase historic state capitol furnishings or artifacts; or (b) sell historic state capitol furnishings and artifacts that have been designated as state surplus by the capitol furnishings preservation committee under RCW 27.48.040(6). Funds generated from grants, gifts, donations, or sales for omnibus appropriations act needs shall be deposited into the enterprise services account. Funds generated for capital budget needs shall be deposited into the capitol building construction account.

[2015 c 225 § 125; 2005 c 330 § 4.]

WAC 200-230-020

Roles, responsibilities, and definitions.

As used in this chapter, the following definitions and roles apply:

(1) "Proposing entity" - Any individual or group advancing a proposal for placement of major or minor works on state capitol grounds.

(2) "State capitol committee" (SCC) - As established in RCW 43.17.070. The state capitol committee grants final approval for all development plans for state capitol grounds including the master plan, and for the design and site of major works to be located on state capitol grounds.

(3) "Capitol campus design advisory committee" (CCDAC) - As established in RCW 43.34.080(1):

The capitol campus design advisory committee is established as an advisory group to the capitol committee and the director of enterprise services to review programs, planning, design, and landscaping of state capitol facilities and grounds and to make recommendations that will contribute to the attainment of architectural, aesthetic, functional, and environmental excellence in design and maintenance of capitol facilities on campus and located in neighboring communities.

The CCDAC is further directed in 43.34.080 (4)(e) to:

...review plans and designs affecting state capitol facilities as they are developed. The advisory committee's review shall include . . . (e) Landscaping plans and designs, including planting proposals, street furniture, sculpture, monuments, and access to the capitol campus and buildings.

(4) "Director" - The director of the department of enterprise services. Under RCW 43.19.125 the director . . . shall have custody and control of the capitol buildings and grounds." The director provides preliminary reviews, evaluates proposals for major and minor works, and provides technical assistance to those proposing placement of major or minor works on state capitol grounds. The director approves minor works proposals.

(5) "Department" - The department of enterprise services.

(6) "Washington state arts commission" (WSAC) - As established in RCW 43.46.005 through 43.46.095, and as specifically authorized in RCW 43.46.050:

The commission shall meet, study, plan, and advise the governor, the various departments of the state and the state legislature and shall make such recommendations as it deems proper for the cultural development of the state of Washington. WSAC may undertake major works on the state capitol grounds as part of its responsibilities under chapters 43.46, 43.17 and 43.19 RCW. The site selection and criteria for these works shall be developed in compliance with the provisions of this chapter.

(7) "State capitol grounds" - Those grounds as defined in WAC 236-12-015(5), as follows:
Those grounds owned by the state and otherwise designated as state capitol grounds, including the west capitol campus, the east capitol campus, Sylvester Park, the Old Capitol Building and Capitol Lake, ways open to the

public and specified adjoining lands and roadways and including the north capitol campus, Centennial Park, the Tumwater campus and the Lacey campus.

(8) "West capitol campus" - Those state-owned grounds that constitute the state capitol grounds west of Capitol Way, including all of the grounds addressed in the 1928 Olmsted Brothers landscape plan for the state capitol grounds and the state capitol historic district, as designated in the National Register of Historic Places.

(9) "East capitol campus" - Those grounds described in RCW 79.24.500 which includes the campus area north of Maple Park (16th Avenue) and south of 11th Avenue, east of Capital Way and west of Interstate 5 and the Interstate 5 entrance to the state capitol.

(10) "North capitol campus" - Those state-owned grounds north of the west capitol campus and west of Columbia Street, south of 5th Avenue and east of the Deschutes Parkway around Capitol Lake to the Interstate 5 bridge.

(11) "Tumwater campus" - Those state-owned grounds in the city of Tumwater bounded on the west by Interstate 5, on the north by Israel Road, on the east by Linderson Way S.W., and on the south by Airdustrial Way S.W.

(12) "Lacey campus" - Those state-owned grounds in the city of Lacey, bounded on the north by Martin Way, on the west and south by Saint Martin's Park and Saint Martin's Abbey, and on the east by the Woodland Creek protection zone.

(13) "Master plan" - The master plan for the capitol of the state of Washington. As used in this chapter, master plan includes any subcampus plans for state capitol grounds that describe in greater detail the planned development and use of the areas covered by the master plan.

(14) "Major work" - Any statue, monument, sculpture, work of art, memorial, or other structural or landscape feature, including a garden or memorial grove, of notable impact to viewers and to its surroundings. The impact of a work is defined by the combined effect of its subject matter, size, placement, and the degree to which it commands the environmental context into which it is set. Examples include the Winged Victory monument commemorating World War I, and the Tivoli Fountain. The term does not include any such item located within the interior of a structure.

(15) "Minor work" - As determined by the director, a work of moderate or minimal impact to viewers and to its surroundings, defined by the combined effect of its subject matter, size, placement, and ability to blend into or contribute to the planned character of its immediate environment. Examples include individual or small groupings of plants such as trees or shrubs, benches and other campus furnishings, historic event or site plaques, small sculptural elements and artistic works.

[Statutory Authority: RCW 43.19.011, 43.19.620, 43.19.985, 43.19.742, 43.19.769, 39.26.080, 39.26.090, 39.26.251, 39.26.255, and 39.26.271. WSR 15-23-062, § 200-230-020, filed 11/13/15, effective 12/14/15.

Statutory Authority: 2011 c 43. WSR 11-23-093, recodified as § 200-230-020, filed 11/17/11, effective 11/17/11.

Statutory Authority: Chapter 43.34, 43.19 RCW and 1997 c 149 § 140(3). WSR 98-01-112, § 236-18-020, filed 12/18/97, effective 1/18/98.]

POLICIES AND PROCEDURES FOR STATE CAPITOL COMMITTEE (SCC)

1. Membership. Per RCW 43.34.010, the SCC's membership shall include the governor or the governor's designee, the lieutenant governor, the secretary of state, and the commissioner of public lands. The secretary of state may delegate responsibility to the deputy or assistant secretary of state. The commissioner of public lands may delegate responsibility to the deputy commissioner of public lands.

2. Committee Records. Per RCW 43.34.015, the commissioner of public lands shall be the secretary of the SCC. The SCC may appoint a suitable person as acting secretary. However, all records of the SCC shall be filed in the office of the commissioner of public lands.

3. Officers. Members of the SCC will nominate and elect a Chair and Vice-Chair from among its members at the last meeting of the calendar year to serve a term of one year beginning the January 1st following the officer election.

4. Meetings. In accordance with the Washington Open Public Meetings Act (RCW 42.30), at the last meeting of each calendar year, the SCC shall adopt a regular meeting schedule for the following year. Meeting dates may be changed or canceled with pre-approval of the Chair and consent of committee members pursuant to RCW 42.30. Special meetings and work sessions may be called at any time throughout the year by the SCC Chair based. Notices and agendas for all meetings, regular and special, must be published in accordance with RCW the Open Public Meetings Act.

Executive Session may be called by the SCC Chair during a regular or special meeting. These sessions exclude the public from the meeting place and are subject to specific provisions outlined by RCW 42.30.110.

The SCC Chair has full discretion on whether public comments will be entertained on items intended primarily for committee discussion and action.

5. Annual Requirements.

- a.** The SCC will have a joint meeting with CCDAC annually for CCDAC to provide SCC with a briefing and for the two committees to exchange information and topics of interest for the following year.
- b.** The SCC will receive an annual informational briefing from the Office of Financial Management's Facilities Oversight Program on the Six-Year Facilities Plan, any anticipated needs of state agencies with offices in the SCC's jurisdiction, and any other relevant information.
- c.** The SCC will receive an annual report for the committee's consideration and adoption from the Director of DES on the agency's policy direction regarding

stewardship, preservation, operation, and maintenance of the public and historic facilities of the state capitol.

- d. The SCC will receive an annual review of the state's available and potential project sites and the SCC's Capital Grounds Master Plan, and will adopt any revisions or additions to the Plan deemed necessary by the Committee.

6. Powers and Duties of Committee. The SCC shall:

- a. Provide for the construction, remodeling, and furnishing of capitol office buildings, parking facilities, the Governor's Mansion, and such other buildings and facilities as are determined by the SCC to be necessary to provide space for the legislature by way of offices, committee rooms, hearing rooms, and work rooms, and to provide executive office space and housing for the governor, and to provide executive office space for other elective officials and such other state agencies as may be necessary, and to pay for all costs and expenses in issuing the bonds and to pay interest thereon during construction of the facilities for which the bonds were issued and six months thereafter, in accordance with RCW 79.24.650.
- b. Approve or reject any and all acquisitions of real estate in Thurston County, in accordance with RCW 43.82.020.
- c. Approve or reject any construction of state buildings in Thurston not located on the state capitol grounds, in accordance with RCW 79.24.550.
- d. Acquire property by gift, exchange, purchase, option to purchase, condemnation or other means of acquisition not expressly prohibited by law, and in accordance with RCW 79.24.520.
- e. Approve or reject any plan for the design and establishment of state capitol buildings and grounds on the east capitol site, in accordance with RCW 79.24.530.
- f. Approve or reject requirements for the construction of buildings on the east capitol site, in accordance with RCW 79.24.540.
- g. Construct buildings on the "Sylvester site" or "Capitol place" in Olympia, in accordance with RCW 43.34.040.
- h. Make recommendations to the Legislature regarding the names of new and existing buildings, as well as new and existing rooms and spaces within buildings, on the State Capitol Grounds, in accordance with RCW 43.34.090.
- i. Construct parking facilities on state capitol grounds, in accordance with RCW 79.24.300.
- j. Determine the policy direction of the Department of Enterprise Services regarding the stewardship, preservation, operation, and maintenance of the public and historic facilities of the state capitol, in accordance with RCW 79.24.720.
- k. Grant final approval for all development plans for state capitol grounds including the master plan, and for the design and siting of major works to be located on state capitol grounds, in accordance with WAC 200-230-020(2).

7. Statement of Policy. The State Capitol Committee that all matters presented to it for decision will be presented at a time when rejection of a proposal or a request for alternatives to a proposal will not unduly delay the completion of a project or make it necessary to schedule a special meeting of the Committee. If the legislature appropriates funds or directs DES to execute a project or task that requires approval from the Committee, the SCC anticipates and expects that all items will be presented to the committee in advance of the expenditure of any funds for said project or task.

8. Meeting Agenda. The Committee expects that the DES, as staff for the Committee, shall prepare an agenda for all regular meetings, including both items requested by Committee members and by DES. The agenda must be submitted to the Chair for approval at least ten working days before a regular meeting. Once approved, staff shall distribute that agenda and meeting materials to all committee members at least five working days before a regular meeting. Agendas shall consist of informational items and decisional items.

- a. Informational Items:** Informational items shall consist of information regarding any item for which Committee approval is eventually required. DES shall present informational items at such times as to facilitate Committee understanding of, and input into, all items for which Committee approval is eventually required.
- b. Decisional Items.** All items for which Committee approval is required must be presented as described in part (9).

9. Requests for Committee Approval. All agenda items that require the approval of the SCC as described in Section 6, above, must include, at a minimum, a recommendation by DES and not fewer than one alternative for the SCC's consideration. Each item must include a statement of the advantages and disadvantages of each potential course of action and the reasons why the recommended decision is preferred. The SCC may, in its discretion, approve the recommended decision or any alternative, or direct DES to return to a future meeting with additional information or alternatives. If the SCC does not approve DES's recommendation, it may schedule the matter for further consideration at a future meeting. DES may not move forward with a project or task that requires Committee approval without the required approval.

- a. Agenda items related to capital projects and/or property acquisition.** DES shall present as informational items all capital projects and/or acquisitions of property for which DES anticipates seeking budgetary authority from the Legislature, and that fall within the powers and duties of the SCC.
- b. Requests for Committee approval of final action.** All other requests for SCC approval must be included in an SCC agenda as decisional items so that SCC consideration may take place in a timely way that will avoid delaying projects. Final approval is required:
 - i.** At the last stage or phase of any project or item under which the State would be committed to expend public funds, or proposals for the acquisition or improvement of any real property, except as described in (iii), below;

State Capitol Committee

August 10, 2020

5- L&I/WSDA Safety & Health Lab and Training Ctr- Predesign

Purpose: **Action**

Sponsor(s): Labor and Industries; and Enterprise Services

Contact(s): Kevin Dragon, DES PPD Program Manager, kevin.dragon@des.wa.gov
Oliver Wu, DES Project Manager, oliver.wu@des.wa.gov

Presenter(s): Bill Frare, DES Assistant Director of Facility Professional Services
Kevin Dragon, DES PPD Program Manager

Description:

The Washington State Department of Labor and Industries (L&I) Division of Occupational Safety and Health (DOSH) and Washington State Department of Agriculture (WSDA) began predesign efforts 2018. The predesign efforts focused on addressing the lack of adequate lab and training facilities to meet L&I needs relative to worker injuries, illnesses and deaths, and to WSDA need for new laboratory spaces necessary for responding to animal disease outbreaks.

L&I and WSDA currently operate from existing leased facilities that lack the space and infrastructure needed to support laboratory work with reliable results. These labs are essential to protecting the safety of our workers and food supply in Washington State. DES worked closely with representatives from both agencies to complete the [L&I/WSDA Safety & Health Lab and Training Center Predesign Report](#), dated October 11, 2018.

This predesign evaluated six different development alternatives, including a “no action” alternative, to meet the specific needs of both agencies. The predesign recommended a preferred alternative, which includes the construction of a new safety and laboratory and training center to serve both agencies. The preferred site is adjacent to the Edna L Goodrich building located at 7345 Linderson Way SW in Tumwater, WA.

CCDAC Actions/Recommendations:

During a meeting held on May 16, 2019, CCDAC recommended the State Capitol Committee approve the [L&I/WSDA Safety & Health Lab and Training Center Predesign Report](#), prepared by KMB Architects and dated October 11, 2018 outlining the preferred development alternative.

SCC Actions/Recommendations:

SCC was briefed of the final predesign and related findings by DES, L&I and professional consultant during a SCC meeting held on July 11, 2019. No action by SCC was taken at that time.

Requested Action:

Move to approve the findings and recommendations as outlined in the L&I/WSDA Safety & Health Lab and Training Center Predesign Report, prepared by KMB Architects and dated October 11, 2018

List of Attachments:

Attachment 5A: L&I/WSDA Safety & Health Lab and Training Center- SCC Agenda Summary Sheet and related presentation materials excerpted from the SCC July 11, 2019 Meeting Packet

Attachment 5B: SCC minutes relating to L&I/WSDA Safety & Health Lab and Training Center – Predesign Presentation excerpted from the SCC July Meeting Minutes relating to

State Capitol Committee

July 11, 2019

4- L&I/WSDA Safety & Health Lab and Training Ctr- Predesign

Purpose: Action

Sponsor(s): Labor and Industries; and Enterprise Services

Contact(s): Oliver Wu, DES Project Manager, 360-407-8534, oliver.wu@des.wa.gov

Dr. Reuben Amamilo, L&I Capital Project Director,
360-902-3515, reuben.amamilo@lni.wa.gov

Steve Reinmuth, L&I Assistant Director, Administrative Services Division,
360-902-4939, steve.reinmuth@lni.wa.gov

Presenter(s): Oliver Wu, DES Project Manager
Dr. Reuben Amamilo, L&I Capital Project Director
KMB Architects

Description:

The Washington State Department of Labor and Industries (L&I) Division of Occupational Safety and Health (DOSH) and Washington State Department of Agriculture (WSDA) operate from existing leased facilities that lack the space and infrastructure needed to support laboratory work with reliable results, which are essential to protecting the safety of our workers and food supply. For L&I, the lack of adequate lab and training facilities can lead to unnecessary and unintended worker injuries, illnesses and deaths. For WSDA, functionality in the existing lab spaces threaten the agency's ability to respond to animal disease outbreaks, pest infestations, industry labor disputes, and natural disasters.

In 2018, the consultant team and steering committee comprised of representatives from both agencies with guidance from DES and OFM, began the predesign process. The group considered six distinct options, and the advantages and disadvantages for each alternative were thoroughly explored, including those of taking "no action." Space programming necessitated evaluating the spaces and existing programs to be included in the new facility and incorporating the programs which are underserved by the current leased facilities. The analysis identified efficient shared use space for office, core building functions and conferencing. Upon conclusion of this study, the group identified Option 2 as the preferred alternative, which meets 100 percent of the space needs (53,154 SF) for both agencies, and includes a DOSH-focused training center. This option provides a cost-effective and high-performing co-location facility that provides adequate, energy efficient laboratory, training and support space to protect the safety of Washington's workers and food supply.

Additional efficiency is achieved by the preferred facility location – the Edna Goodrich site at 7345 Linderson Way SW in Tumwater. Three sites were evaluated by the steering committee and the consultant team. The civil engineering site analyses were prepared in accordance with

the requirements of the OFM 2019-21 Predesign Manual to evaluate potential building sites. The preferred site is state owned and exempt from latecomer fees. Although the site presents potential challenges, such as stormwater treatment and detention due to high groundwater, advantages include proximity to I-5 for access and deliveries. Most notably, the site is adjacent to the existing L&I Headquarters, which allows data/network/voice transmission to connect directly to L&I's network and serve as extension of the HQ office building. Staff collaboration will be enhanced between the new Safety & Health Lab, Training Center and L&I Headquarters, which is located within walking distance and serviced by public transportation.

Related sections of the L&I/WSDA Safety & Health Lab and Training Center Predesign Report, dated October 11, 2018, are attached to this summary and listed in the List of Attachments, below.

CCDAC Actions/Recommendations:

During a meeting held on May 16, 2019, CCDAC recommended the State Capitol Committee approve the L&I/WSDA Safety & Health Lab and Training Center Predesign Report, prepared by KMB Architects and dated October 11, 2018 outlining the preferred development alternative.

Next Steps:

The next steps are as follows:

- The predesign study will be submitted to OFM for review and approval.
- In July/August 2019, DES and L&I will begin the selection of an architectural and engineering consultant (A/E) and General Contractor/Construction Manager (GC/CM).
- Following selection, DES will enter into negotiations with the most-qualified teams about an appropriate scope, schedule and budget.
- DES will enter into agreements once appropriations are approved and project funding is available.

Requested Action:

Move to approve the findings and recommendations as outlined in the L&I/WSDA Safety & Health Lab and Training Center Predesign Report, prepared by KMB Architects and dated October 11, 2018

List of Attachments:

Attachment 4A: L&I/WSDA Safety & Health Lab and Training Center – Predesign (excerpts), as prepared by KMB Architects and dated October 11, 2018.

Attachment 4B: L&I/WSDA Safety & Health Lab and Training Center – Predesign Presentation, as prepared by KMB Architects and dated October 11, 2018.



L&I / WSDA Safety & Health Lab and Training Center

May 16, 2019



Washington State Department of
Labor & Industries



L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Project Stakeholders

Department of Enterprise Services

Bill Frare, Asst. Director, Facility Professional Services

Kevin Dragon, Program Manager/Acting Campus Architect

Labor and Industries

Randi Warick, Deputy Director

Steve Reinmuth, Asst. Director, Admin Services

Reuben Amamilo, Client Agency Owners Representative, Capital Projects Director

Department of Agriculture

Patrick Capper, Deputy Director

Steve Fuller, Asst. Director, Food Safety

KMB architects

Mark Beardemphl, AIA, Partner

Bill Valdez, PE, Partner

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Problem Statement

Labor and Industries (Department of Safety & Health)

- First responder to prevent unintended worker injuries, illnesses and death
 - Training Center – Inadequate/non-existent
 - SHARP/Ergo Labs – Inadequate/deficient
 - DOSH - condition deficient, undersized leased facility

WSDA

- First Responder to limit disease outbreak, pest infestation and protect Washington food supply
 - Poor functionality of lab spaces
 - Deficient, undersized leased space in multiple locations

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Recommended/Funded Alternative

A new shared facility for DOSH/WSDA which meets 100% of program needs that includes a DOSH-focused training center.

Option #2
53,154SF



L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Project Goals



- Create a co-located, shared use efficient space including offices, conference spaces and core building functions
- Facility compliant with Governors *Executive Order 18-01* for “Net Zero Ready”
- High efficiency LEED Silver Certification in accordance with *Executive Order 05-01*
- Modern, accessible workplace in accordance with *Executive Order 16-07 - Building A Modern Work Environment*
- Adequate facilities which meet agency mission, goals and RCW obligations
- Modern laboratories for reliable, expeditious results to better serve stakeholders
- Increase in availability of critical training programs for workplace safety

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Alternative Development Scenarios Studied

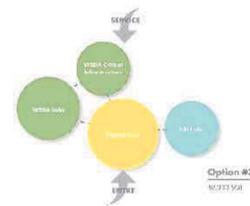


Option #1
64,000SF

Preferred Alternative



Option #2
53,154SF



Option #3
48,000SF



Option #4
30,000SF



Option #5
51,325SF

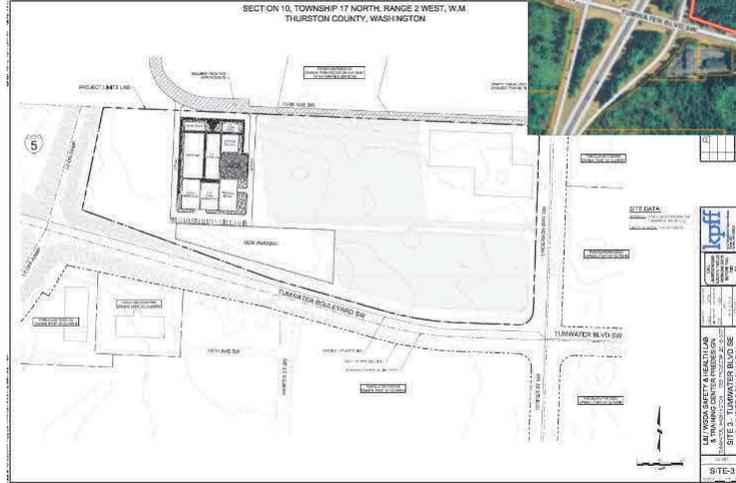
Option #6
No Action

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Recommended Site

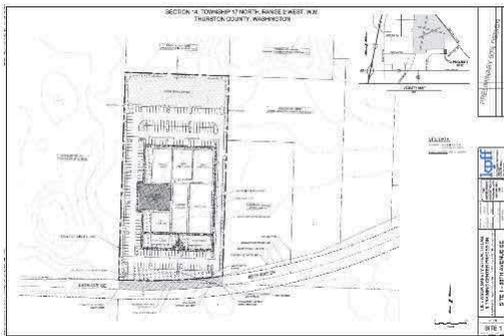
Site #3 7345 Linderson Way SW, Tumwater

- Close proximity to L&I Headquarters
- Close proximity to I-5 for access and deliveries
- No latecomer fees
- Nearby surface parking can be used for overflow parking

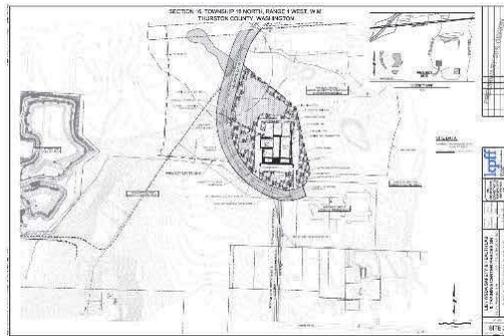


L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Alternative Sites Studied



Site #1
930 88th Ave SE, Olympia



Site #2
300 Desmond Dr SE, Lacey

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Project Cost

State of Washington AGENCY / INSTITUTION PROJECT COST SUMMARY	
Agency	L&I / WSDA
Project Name	Safety & Health Lab and Training Center
OSHA Project Number	2019-0009
Cost Estimate Summary	
Acquisition	
Acquisition Subtotal	\$1,242,500
Construction Services	
Professional Services	\$0
A/E Basic Design Services	\$1,133,344
Permit Services	\$2,733,000
Other Services	\$33,749
Design Services Contingency	\$149,261
Construction Services Subtotal	\$5,061,147
Construction	
GC/CM Risk Contingency	\$107,217
GC/CM or O&P Costs	\$4,793,931
Construction Contingencies	\$1,179,711
Maximum Allowable Construction (MAC) Enclosed	\$1,602,644
Cost (MAC)	\$30,149,318
Maximum Allowable Construction (MAC) Enclosed	\$30,149,318
State Tax	\$1,077,096
Construction Subtotal	\$44,620,885
Equipment	
Equipment	\$1,401,000
State Tax	\$114,400
Non-Taxable Items	\$0
Equipment Subtotal	\$1,515,400
Ariseek	
Ariseek Subtotal	\$365,597
Agency/Project Administration	
Agency Project Administration Subtotal	\$0
DCS/Additional Services Subtotal	\$0
Other Project Admin Costs	\$0
Project Administration Subtotal	\$0
Other Costs	
Other Costs Subtotal	\$792,708
Project Cost Estimate	
Total Project	\$49,846,177
Risk Project Enclosed	\$59,209,110
Roundup Enclosed Total	\$59,209,000

Major Assumptions:

Cost assumes GC/CM delivery

Competitive bid of all trades

Site work specific to preferred site

Does not include cost of contract admin by 3rd party project administrator

Site acquisition costs not included

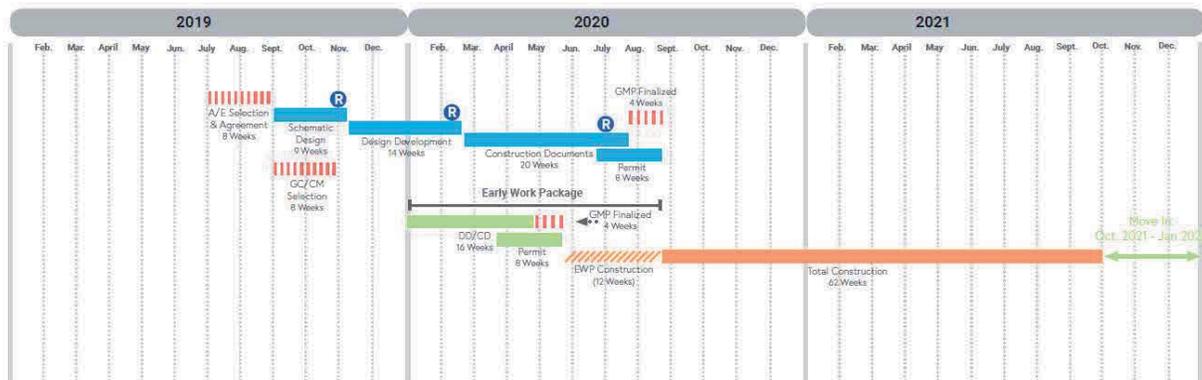
GC/CM Risk Contingency: 3%

General Conditions: 13%

Contractor OH&P: 5%

L&I / WSDA SAFETY & HEALTH LAB AND TRAINING CENTER

Project Schedule







L&I / WSDA Safety & Health Lab and Training Center- Predesign

State Project No. 2018-507

October 11, 2018

Prepared by
KMB architects



Acknowledgments

KMB would like to thank the women and men of L&I and WSDA who shared with us their passion and the leadership both agencies provide for the protection and safety of the people of Washington State.

Project Contacts

Douglas McCudden, Project Manager
Department of Enterprise Services
360.407.9302

Reuben Amamilo, Client Agency Owners Representative,
Capital Projects Director
360.902.3515

Client Agency Facilities Representatives:

L&I

Maurice Perigo, Facilities Services Program Director

WSDA

Tracie Lindeblom, Facilities Planner

Client Agency Business Owners Stakeholders:

L&I Division of Occupational Safety & Health (DOSH)

Janet Kenney, Senior Operations Manager
Lezlie Perrin, AAD&T Senior Manager
Alan Lundeen, Standards & Tech Senior Mgr.
Ryan Allen, Industrial Hygiene Lab Mgr.
Butch Chapin, DOSH Training Manager
Anna Ristich, Analytical Supv. /Senior Chemist
Caitlin Kenney, QA Supervisor/Senior Chemist
Cheryl Christian, Ind. Hygiene Supv./Sr. Chemist
Zach Green, Senior Operations Analyst
Rick Goggins, Ergonomist 4

L&I Safety & Health Assessment and Research for Prevention (SHARP)

Dave Bonauto, Physician 3

WSDA

Yong Liu, Microbiology Lab Food Safety
Carol Larson, Microbiology Lab Food Safety
Jennifer Falacy, Pest Prog. Plant Protection
Angela Yoder, Pest Prog. Plant Protection
Chris Looney, Pest Prog. Plant Protection
Phil Garcia, Grain Commodity Inspection

Client Agency Executive Sponsors:

L&I

Randi Warick, Deputy Director
Anne Soiza, Assistant Director, DOSH
Steve Reinmuth, Asst. Director, Admin Services
Dave Marty, Asst. Director, Information Serv.
Craig Blackwood, Deputy Asst. Director, DOSH
Trent Howard, Budget Director

WSDA

Patrick Capper, Deputy Director
Brad White, Asst. Director, Plant Protection
Steve Fuller, Asst. Director, Food Safety
Kristine Rondeau, Acting CFO

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1.0 Executive Summary

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1.0 Executive Summary

The Washington State Department of Labor and Industries (L&I) and Washington State Department of Agriculture (WSDA) share a vital responsibility to protect the health and safety of the public. Through their respective missions, both agencies provide crucial laboratory work and training that reduce sickness, injury and death.

Unfortunately, both agencies also share the reality of conducting sensitive laboratory and support functions from substandard and deficient leased space. The L&I Division of Occupational Safety and Health (DOSH) and WSDA operate from existing facilities that lack the space and infrastructure needed to support laboratory work with reliable results that is essential to protecting the safety of our workers and food supply.

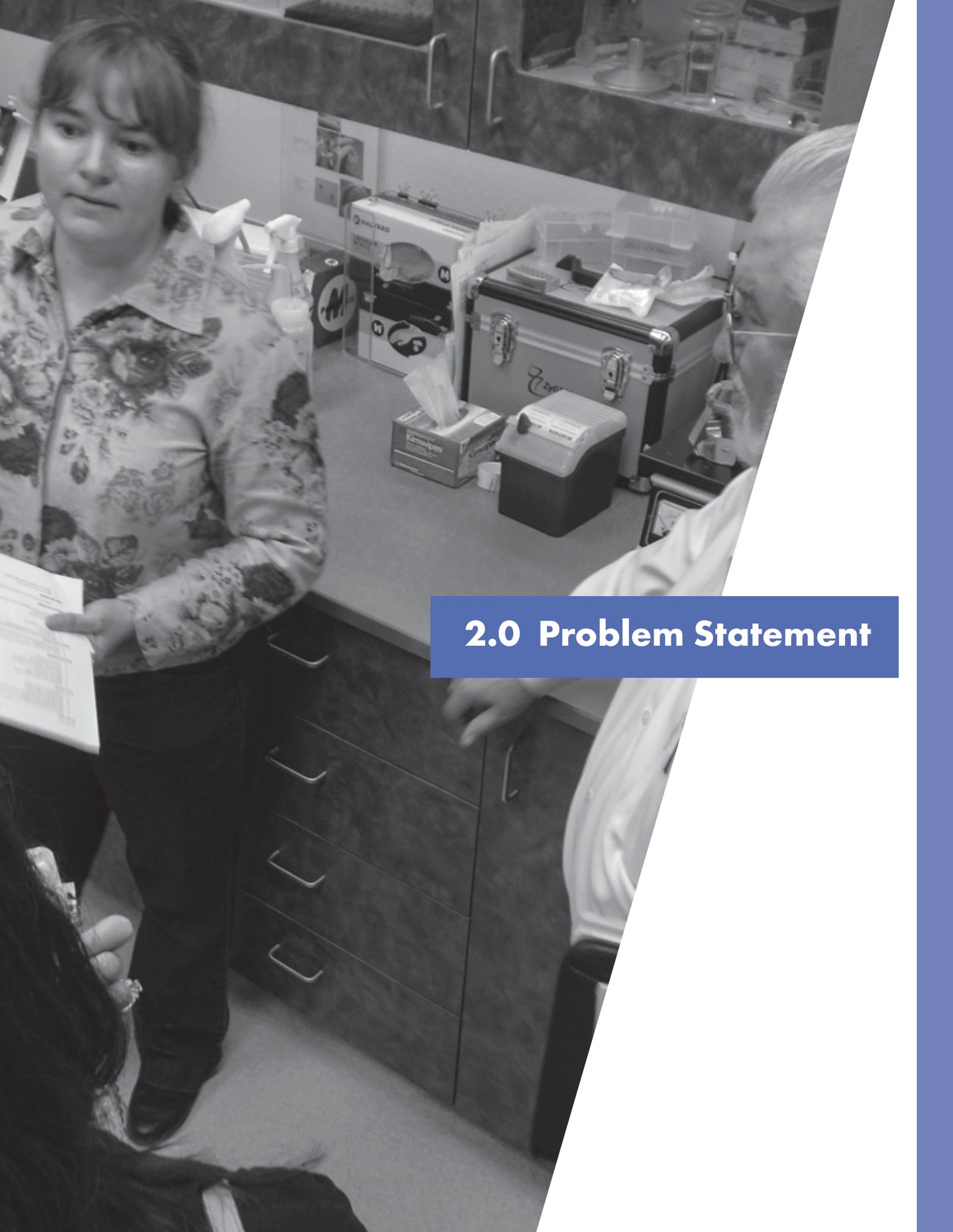
This predesign effort represents a unique and cost effective opportunity for the Washington State Legislature and the people of Washington State to provide adequate, energy efficient, laboratory, training and support space to protect the safety of Washington's workers and our food supply.

As directed by the Legislature, this predesign effort brings together the shared needs of L&I and WSDA into a single comprehensive facility designed to meet the laboratory needs of both agencies. By combining the needs of L&I and WSDA, the space programming effort was able to identify efficiencies that provide for a cost effective, high performing and energy efficient facility. The public will benefit from having a single source from which lab testing, analysis, and training procedures of both agencies are conducted from one location. The efficiency of a single building with shared office and core functions will provide best value to the citizens of Washington State while meeting the needs of a modern energy efficient, zero energy capable, laboratory, training and office support facility.

Additional efficiency is gained by the preferred building location - the Edna Goodrich site at 7345 Linderson Way SW in Tumwater. The preferred site is owned by the State of Washington and is adjacent to the existing L&I Headquarters. Shared parking and staff interactions between the new Safety & Health Lab and Training Center and L&I Headquarters would be within walking distance and serviced by public transportation.

The following predesign report contains the results of the space needs program, facilities options exploration, cost estimate for the preferred option, and the site options analysis. The recommended facility Option #2 meets 100% of the space needs of both L&I and WSDA and includes a DOSH focused training center. Facility Option #5 presented in the report is a phased approach to meeting 100% of both agencies space needs and is available should funding dictate.

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2.0 Problem Statement

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2.0 Problem Statement

2.0 (A) Problems, Opportunities and Program Requirements

The Washington State Department of Labor and Industries (L&I) and Department of Agriculture (WSDA) face similar facility related limitations that threaten their effectiveness in serving the public as directed by the Washington State Legislature and in accordance with their missions and statutory requirements. These organizations have identified opportunities to increase their laboratory related safety and health programs effectiveness with a cost-effective and synergistic new facility.

Washington State L&I Division of Occupational Safety and Health (DOSH) is the state’s “first responder” in the effort to make workplace injuries, illnesses or deaths a rare occurrence. They provide workplace prevention training, education, consultation and enforcement to support their mission to make workplaces safer.

For over 30 years, DOSH has operated its laboratory and training center from leased space in Olympia. These facilities are inadequate for meeting DOSH’s mission and put Washington’s “State Plan” for workplace safety at risk of being determined “less effective” than the Federal Program, jeopardizing grant opportunities and eroding the ability to enforce, promote and encourage workplace safety and health.

The Department of Agriculture is vital to the success of agricultural industry in Washington State, which depends on active agricultural producers, processors, consumers and healthy natural resources that support sustainable production. The Agriculture industry is the lifeblood of many rural Washington communities. Agriculture adds thousands of jobs and billions of dollars to the economy each year - to say nothing of putting food on the table. The WSDA provides regulatory licensing and inspection services, food testing, and outreach to industry entities and the public about agricultural issues.

WSDA addresses a variety of threats to agriculture including animal disease outbreak, pest infestation, industry labor disputes and multiple natural disasters impacting crops, livestock and agriculture infrastructure. Washington State is threatened by the Asian Gypsy Moth, a pest that, if established, would significantly damage our states forests and horticultural crops. Food security is threatened by climate change which increases the danger and impact of droughts, fires and pests to agricultural areas. WSDA needs adequate facilities and laboratories that produce reliable results in order to effectively respond to these threats.



DOSH Training and Demonstration Areas
DOSH hosts training courses throughout the year to teach workplace safety



WSDA ELISA Laboratory
Department of Agriculture conducts important laboratory analysis for the state of Washington

Opportunity for Solutions

This predesign represents a powerful opportunity to meet the laboratory and support function needs of both L&I and WSDA with a combined, highly functional, energy efficient facility which builds on the synergy between the L&I and WSDA departments. With careful planning, major building components and systems required by the two separate programs can be shared by the two departments.

Major building functions that may be shared include:

- Office spaces
- Conference rooms, break rooms and restrooms
- Training and education spaces
- Building circulation, entry, loading & service entrance
- Parking for staff and visitors
- Laboratory support

The organization of functions within the building is key to maximizing productivity and efficiency of the services provided. Some functions will overlap and work with each other whereas others need to be kept separate. Functional relationship diagrams were prepared as a part of the pre-design process to identify critical space relationships.

//

Space programming identified approximately 5,589 SF of shared core building functions and office and 3,224 SF of conference space, resulting in an efficient cost effective co-location facility.

//



L&I WSDA Safety and Health Lab and Training Center
Conceptual Space Relationship diagram

2.0 (B) Statutory Requirements

L&I Division of Occupational Safety and Health

The mission of the Washington State Department of Labor and Industries (L&I) is to keep Washington safe and working. L&I protects the health and safety of workers through administration of the Washington Industrial Safety and Health Act [WISHA Act of 1973, Chapter 49.17 RCW].

Under our State Constitution and WISHA laws, L&I's Division of Occupational Safety and Health (DOSH) administers a "State Plan" program, which is partially funded by, and must be at least as effective as, OSHA. L&I must set workplace safety and health standards and have sufficient resources to enforce them including education and voluntary consultation services.



Washington State Department of Agriculture

WSDA administers or is responsible for significant activities under more than 70 different chapters of the Revised Code of Washington (RCW) in the following portions of the code:

- » Title 15 - Agriculture and Marketing
- » Title 16 - Animals and Livestock
- » Title 20 - Commission merchants – agricultural products
- » Title 22 - Warehousing and Deposits
- » Title 43 - State Government- Executive
- » Title 69 - Food, Drugs, Cosmetics, and Poisons
- » Title 70 - Public Health and Safety
- » Title 90 - Water Rights – Environment

The Department is established in *RCW 43.17.010*, and its general powers and duties are established by *RCW 43.23*.

Agency Mission and Goals

Washington State Department of Labor and Industries Division of Occupational Safety and Health

Through our performance management program, Results L&I, we adopted five key goals focused on achieving our mission to keep Washington safe and working. Results L&I is aligned with key goals of Governor Inslee's Results Washington program and will enable us to measure our performance, assess the results, make improvements when needed, provide innovative services that meet the needs of the public, engage with our customers, ensure transparency of our operations, and hold ourselves accountable to be good stewards of public resources.

Goals:

1. Make workplaces safe.
2. Help injured workers heal and return to work.
3. Make it easy to do business with L&I.
4. Help honest workers and businesses by cracking down on the dishonest ones.
5. Ensure L&I is the employer of choice.

Washington Department of Agriculture

Mission:

Through service, regulation, and advocacy, the Washington State Department of Agriculture (WSDA) supports the viability and vitality of agriculture while protecting consumers, public health, and the environment.

Goals:

- A. The capability and commitment to carry out our mission effectively, efficiently and safely.
- B. Consistent customer focus and satisfaction.
- C. Consistent, effective and transparent regulation.
- D. Effective partnerships and relationships.

2.0 (C) Connection Between Agency Mission & Program Goals

By sharing common goals to promote the health and prosperity of Washington State, the team has approached this project with shared perspective to build on common ground.

Adequate facilities are critical to meeting the mission and mandates that direct the operation and management of the DOSH and WSDA programs. Inadequate facilities make the process of reaching goals difficult, if not impossible. The predesign has helped identify existing facilities' deficiencies that erode the effectiveness of the DOSH and WSDA programs and recommends building layout to optimize performance.

There are significant deficiencies with the existing leased L&I Lab facilities that threaten to undermine the effectiveness of Washington's "State Plan" for workplace safety and health. If not supported by adequate lab and training facilities, deficiencies lead to unnecessary and unintended worker injuries, illnesses and deaths.

Functionality in the existing WSDA lab spaces threaten the agency's ability to respond to emergencies threatening agriculture including animal disease outbreak, pest infestation, industry labor disputes and natural disasters. Food security is an emerging issue, while climate change is anticipated to increase the danger and impact of droughts, fires and pests to agricultural areas, and WSDA's resources to effectively respond to such threats.

The needs of L&I and WSDA described and studied in this predesign effort are clear. The design and construction of adequate facilities such as training space and modern laboratories are critical to the health and safety of workers and consumers.



L&I Laboratory



Photo of DOSH Training Class



WSDA Storage

2.0 (D) Solutions

The proposed facility will be *designed* to solve quality and quantity of space and infrastructure needs for both Washington State Department of Agriculture and Labor and Industries. A well designed facility will allow both organizations to fulfill their statutory obligations and place the state of Washington at the forefront of excellence in workplace and food/agricultural safety.

Design and construction of a new building would allow for a facility that will support the mandates, mission and goals of the L&I and WSDA Lab and Training Center, provide a much safer and efficient work environment for employees, reduce operational costs, increase the quality and quantity and availability of training opportunities, result in quicker analysis of samples and allow the facility to more efficiently and effectively serve their stakeholders.

Predesign includes identifying the program needs to be met by the project. The project design team and agency stakeholders began with a list of spaces and existing programs to be included in the new facility. This list also included programs which are underserved by the current spaces available.

The new laboratory and training facility will be designed to meet the current and projected needs for both L&I and WSDA. The programs that exist at both leased properties currently make up about **53,154 square feet** that needs to be accommodated in the new building and expanded to better meet the needs of those programs.



Construction of a new shared facility creates the opportunity to implement sustainable design practices and meet state requirements for Net Zero Ready technology.



Project team touring existing L&I Facility



L&I/WSDA Shared Facility Concept Sketch

2.0 (E) Prior Planning Study Efforts

L&I Division of Occupational Safety and Health

The current facility which houses the Division of Occupational Safety and Health was originally envisioned to house the Lab and Training Center for 10 years until a new building could be designed and built near the L&I Headquarters building. The L&I Headquarters building was completed in 1992 and since then, there have been a number of unsuccessful attempts to provide more suitable facilities for the DOSH programs. However, for almost 30 years, due to these unsuccessful attempts, these programs have continued to occupy inadequate facilities within a commercial office building that was not designed to accommodate their unique programmatic requirements.

L&I completed an OFM Predesign Study in 2014, which studied options for replacement, renovation or rearrangement of DOSH program facilities that would allow the space to better meet the users' needs. This prior study recommended **New Construction** as the **preferred alternative** on a site in Tumwater.



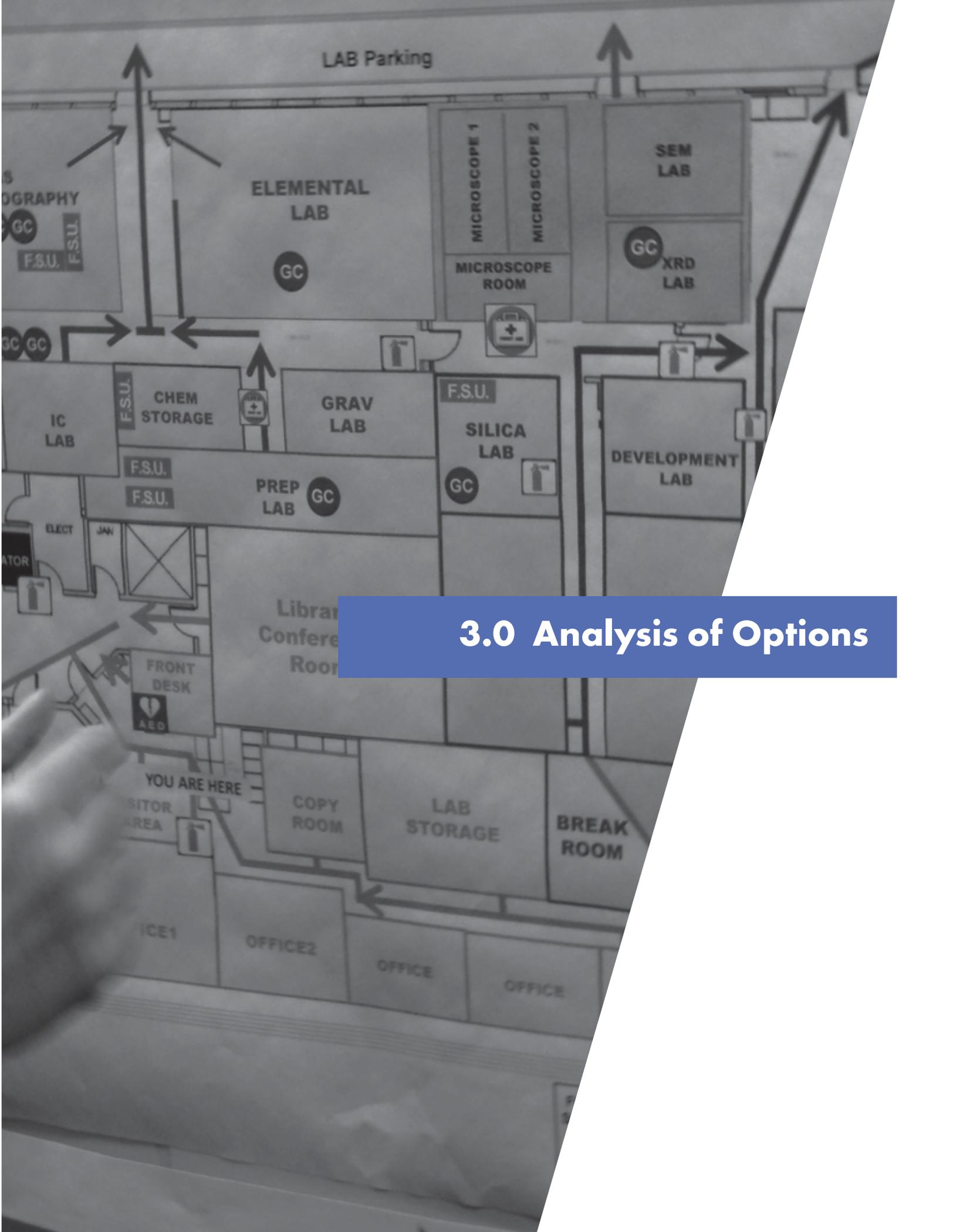
2014 Concept for L&I Only Facility

Washington State Department of Agriculture

WSDA identified a need for expansion or relocation of programs within the leased Cleveland Avenue Facility as part of the Six-Year Plan submitted to OFM in 2016. This request included a proposal for consolidation of WSDA laboratory services in one centralized location.

As the result of these study efforts, the Legislature appropriated funds for the Department of Labor and Industries and requested collaboration with the Washington State Department of Agriculture for a shared use facility.

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3.0 Analysis of Options

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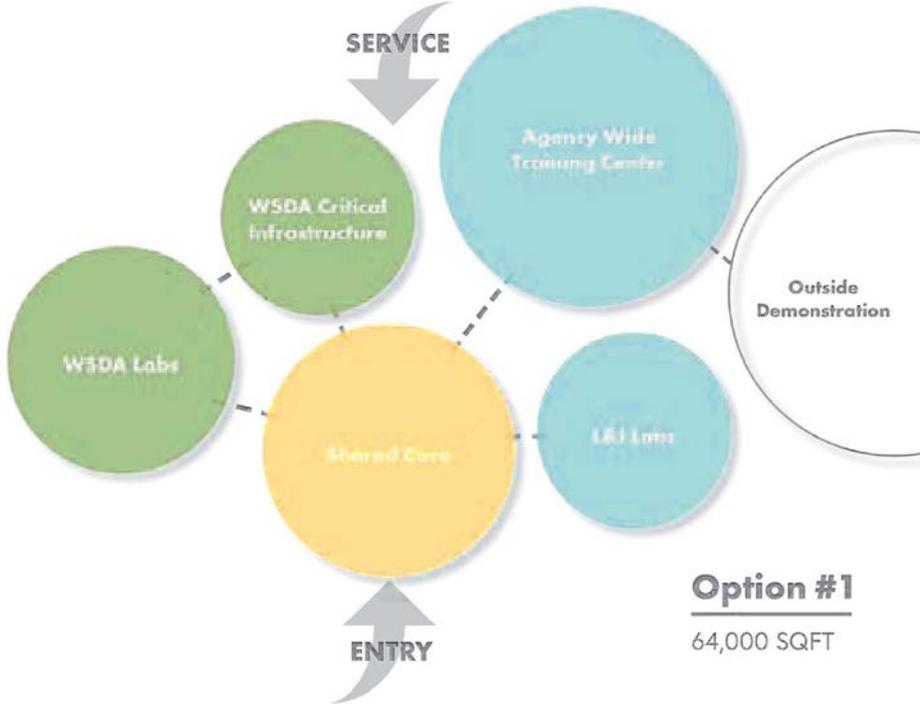
3.0 Analysis of Options

3.0 (A) Description of Options

The following options were considered for the shared facility:

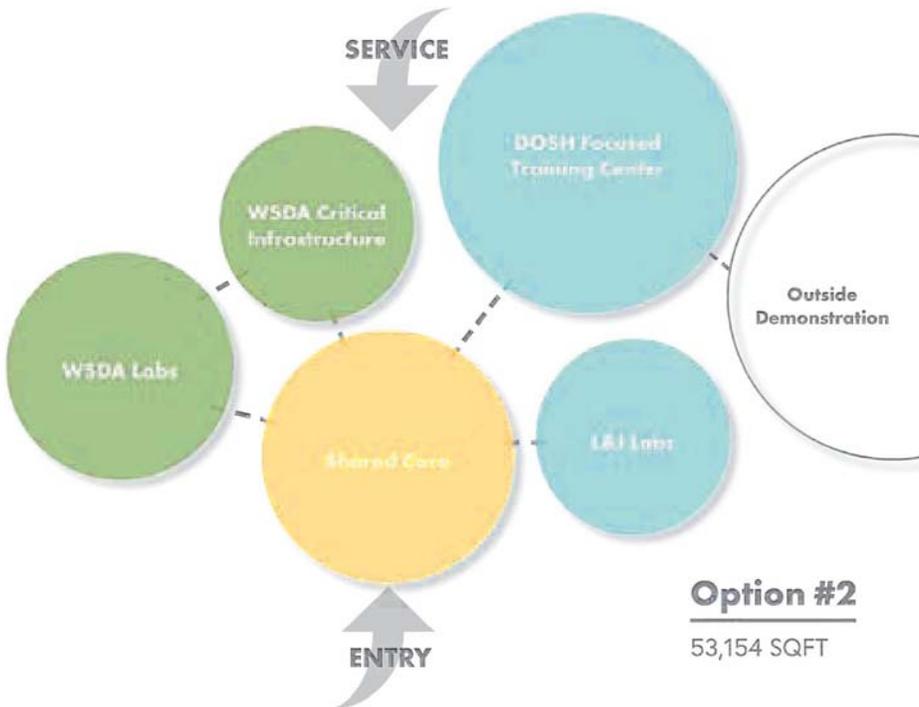
Option #1:

A new shared facility for DOSH/WSDA which meets 100% of program needs and includes an agency wide training center



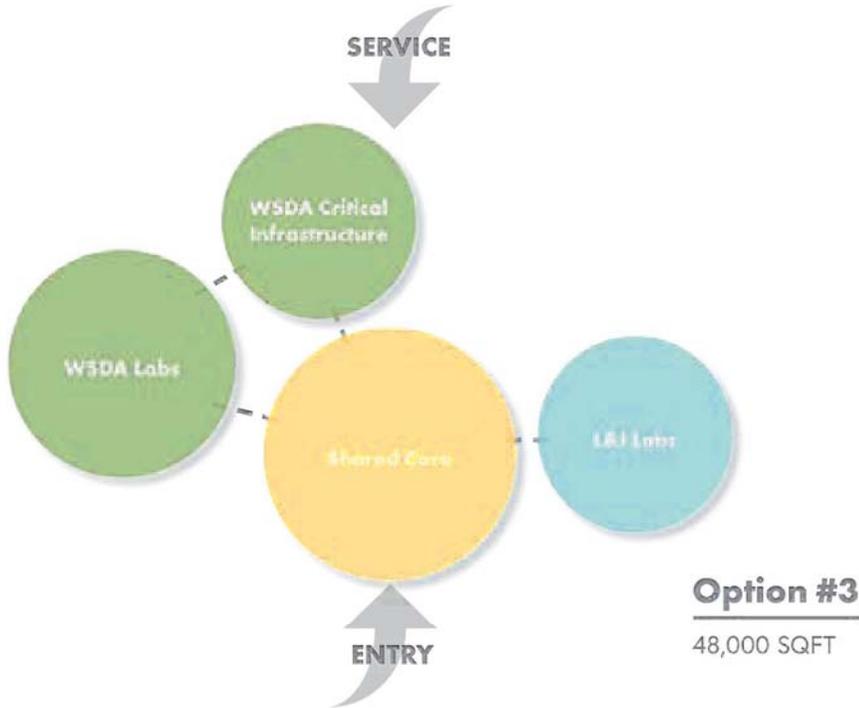
Option #2:

A new shared facility for DOSH/WSDA which meets 100% of program needs that includes a DOSH-focused training center



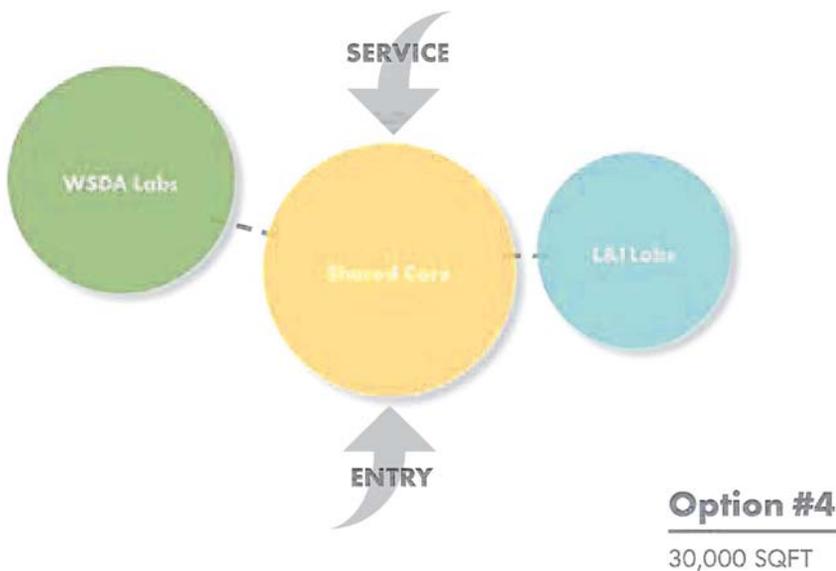
Option #3:

A new shared facility for DOSH/WSDA which includes a shared lab building only, and does not include a training center



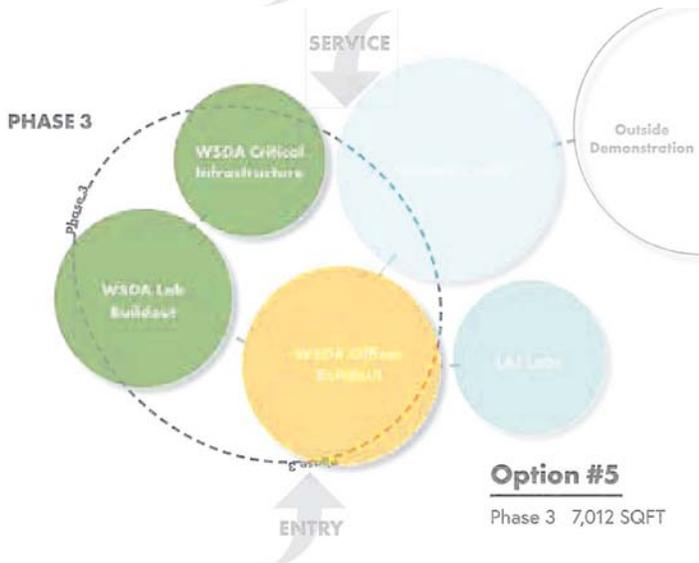
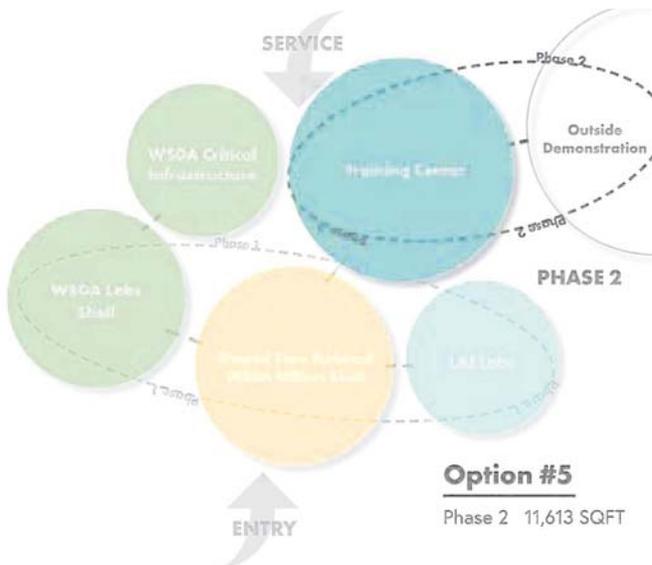
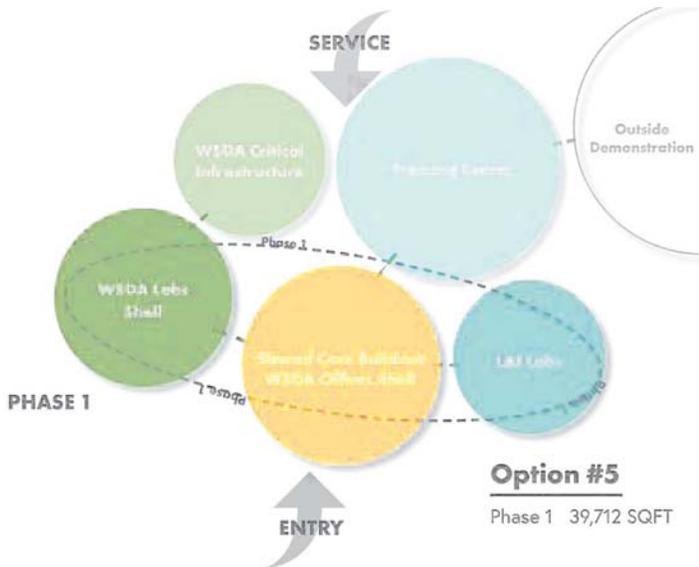
Option #4:

A new shared facility for DOSH/WSDA which includes a shared lab building only, and does not include a training center. *(Limited to 30,000 SF)*



Option #5:

Construct the L&I portion of the building first with larger core and construct Department of Agriculture facilities in a phased approach



Option #6: No Action

No construction of a new DOSH/WSDA shared facility

i. No Action Option

Option #6 is to provide no action and continue operations from leased properties in the existing space. Both leased spaces do not adequately support the current services necessary for DOSH/WSDA to fulfill their organizations statutory requirements.



Space available at current facilities does not adequately support key services critical to the health and prosperity of Washington State.

ii. Advantages & Disadvantages of Each Option

Preferred Option

	Advantages	Disadvantages
<p>Option 1: A new shared facility for DOSH/WSDA which meets 100% of program needs and includes an agency wide training center</p>	<ul style="list-style-type: none"> • Meets all space needs of L&I and WSDA • Includes agency-wide training center • Meets state goals for co-location and shared lab • Energy efficient, “Net Zero” ready facility • Efficient and cost effective facility through shared core offices, lab support, conference rooms, break rooms, restrooms and entrance. • Addresses staff exposure to existing hazards • Fully ADA accessible facility 	<ul style="list-style-type: none"> • Highest initial cost of options explored
<p>Option #2 A new shared facility for DOSH/WSDA which meets 100% of program needs that includes a DOSH-focused training center</p>	<ul style="list-style-type: none"> • Meets all the needs of L&I and WSDA • Includes a DOSH focused training facility • Meets state goals for co-location and shared lab • Energy efficient, “Net Zero” ready facility • Efficient and cost effective facility through shared core offices, lab support, conference rooms, break rooms, restrooms and entrance. • Addresses staff exposure to existing hazards • Fully ADA accessible facility 	
<p>Option #3 A new shared facility for DOSH/WSDA which includes a shared lab building only, and does not include a training center</p>	<ul style="list-style-type: none"> • Meets state goals for co-location and shared lab • Fully ADA accessible facility • Addresses staff exposure to existing hazards 	<ul style="list-style-type: none"> • Does not meet space needs • Does not include a training center • Staff inefficiencies • Additional leasing costs • Harms staff collaboration • Laboratory infrastructure only
<p>Option #4 A new shared facility for DOSH/WSDA which includes a shared lab building only, and does not include a training center. (Limited to 30,000 SF)</p>	<ul style="list-style-type: none"> • Aligns with 2015 original budget request of 30,000 SF • Fully ADA accessible facility 	<ul style="list-style-type: none"> • Does not meet programmed space needs for L&I/DOSH or WSDA • Creates staff and logistics inefficiencies • Provides less SF than existing facilities • Does not meet current or future space needs
<p>Option #5 Construct the L&I portion of the building first with larger core and construct Department of Agriculture facilities in a phased approach</p>	<ul style="list-style-type: none"> • Meets space needs of L&I and WSDA • Includes a DOSH focused training facility • Meets state goals for co-location and shared lab • Meets State goals for “Net Zero Ready” • Efficient and cost effective facility through shared core and offices • Low initial cost • Maximizes flexibility with phasing • Aligns with legislative intent • Addresses staff exposure to existing hazards • Fully ADA accessible facility 	<ul style="list-style-type: none"> • Phasing imparts highest final construction cost and longest project delivery time • Inefficiencies due to phasing • Phased approach depends on funding availability in the future • Duplication of area with phasing & leased functions • Phasing may result in loss of project momentum • Phasing imparts complexity
<p>Option #6: No Action No construction of a new DOSH/WSDA shared facility</p>	<ul style="list-style-type: none"> • Maintains existing lower lease costs 	<ul style="list-style-type: none"> • Continues high operating costs relying on substandard leased facilities • Does not facilitate L&I/WSDA mission or goals • Does not meet L&I/DOSH or WSDA space needs • Does not allow for high-efficiency utilities, sustainability or Net Zero Ready design • Does not facilitate meeting state goal for shared lab • Maintains staff exposure to existing hazards in current workplace • Maintains lab deficiencies • Not ADA accessible

iii. Cost Estimates for Each Alternative

iii. (a) Project Costs Overview

The table on page 28 summarizes total project cost range for (5) options considered for the proposed new L&I/WSDA Laboratory and Training Center. Comparative cost estimates for these options consider the complex nature of a laboratory facility. All cost estimate ranges on the following table assume development of the preferred site (detailed in Section 4) and compliance with 2016 Capital Campus Design Guidelines and Construction Standards.

Cost range variances among options studied are due to proposed reductions or additions to the needed program, and/or by changes to the project timeline.

Option #1

Option #1 totals the highest initial cost of options explored due to the increased scope of the project an agency wide training center would incorporate.

Option #2

This is the lowest cost option and meets 100% of program need in a single phase.

Option #3

Estimated total project cost for this option is reduced by eliminating the training center. This option fails to meet program need.

Option #4

Estimated total project cost for this option is lowered by significantly reducing square footage to 30,000 SF. This option is the lowest estimated total project cost, but fails to meet program need.

Option #5

This alternative meets 100% of program needs for both agencies over time through a phased approach. While there is no change to the program, phasing of the project imparts higher overall project costs due to implementation and management of the project in phases.

Project Costs for Each Option

Preferred Option

	Diagram	Cost Estimate Range
Option 1:	<p>Option #1 64,000 SQFT</p>	\$62,400,000 - \$67,300,000
Option #2	<p>Option #2 53,154 SQFT</p>	\$49,200,000 - \$53,100,000
Option #3	<p>Option #3 48,000 SQFT</p>	\$43,000,000 - \$46,400,000
Option #4	<p>Option #4 30,000 SQFT</p>	\$32,700,000 - \$35,300,000
Option #5	<p>Option #5 51,325 SQFT</p>	Phase 1: \$33,500,000 - \$36,200,000 Phase 2: \$11,200,000 - \$12,100,000 Phase 3: \$12,000,000 - \$12,900,000
Option #6: No Action		Project Total \$56,700,000 - \$61,200,000

iii. (b) Life Cycle Cost Model Comparison

This Life Cycle Cost (LCC) analysis used the OFM Life Cycle Cost Tool (LCCT) to evaluate three new construction alternatives:

Baseline Building:	LEED Silver project, constructed Code Compliant
Alternative 1:	LEED Silver project, with High Efficiency Components
Alternative 2:	LEED Gold project, Zero Energy Capable

Summary of life cycle costs (over 50 years):

LCCT Option	50-Year Life Cycle Cost	CO2 Emissions (Tons)
Baseline Building (LEED Silver)	\$ 56,271,733	21,268
Alternative 1 (LEED Silver, High Eff)	\$ 56,292,896	18,723
Alternative 2 (Zero Energy Capable)	\$ 56,202,071	15,812

Alternative 2 (Zero Energy Capable) had the lowest LCC and would be the recommended approach. The costs for this Alternative 2 are included in the Project Budget. See the attached LCCT General Information Page and LCCT Executive Summary.

Building and Systems Description

The analyzed building is single story 53,154 square feet, with office space, training spaces, and laboratory spaces (with shared DOSH / WSDA programming). Building location is assumed to be the Tumwater/Olympia area.

Baseline Building (LEED Silver): The baseline HVAC system uses both gas and electricity as energy sources. Packaged units are used for many spaces. The office space would have a Dedicated Outside Air System (DOAS) for ventilation. The building would be constructed to LEED silver standards. The envelope, mechanical system and lighting systems would satisfy local code requirements.

Alternative 1 Building (LEED Silver, High Eff): The building would be similar to the Baseline building but would have increased energy, and comfort improvements, as well as reductions in CO2 emissions. Better glazing would be utilized to improve the envelope, resulting in less heat loss and solar gains. The mechanical system would utilize more heat recovery equipment (the building's high lab space percentage presents a great opportunity). The lighting system would be improved to be more efficient than required by code. This system saves significant energy but costs more to construct than the Baseline Building. This alternative would be able to easily meet LEED Silver.

Alternative 2 Building (Zero Energy Capable): The building would be higher performing than both the Baseline and Alternative 1, with premium efficiency glazing, HVAC equipment, and glazing. The building would be Zero Energy Capable via the use of load shedding equipment installed as part of the project and provision for future solar panels; the Predesign team has reviewed area requirements and an added site feature would accommodate the needed area. While this Alternative has a higher first cost than the others, the reduction in energy over the 50-year period results in the lowest overall Life Cycle Cost.

Energy Rates

The project is assumed to be served by Puget Sound Energy (PSE), with electric rate schedule 26 and gas rate schedule 31.

Costs

The value of the LCCT is that it accounts for multiple costs, not just first cost.

- First Costs: Alternative construction costs were based off the project baseline cost estimate with adjustments made for the different HVAC systems, as well as assumptions on the component breakdowns.
- Energy Costs: Energy costs were taken with Puget Sound Energy gas and utility rates.
- Maintenance Costs: Maintenance costs are based on estimated annual hours to maintain the various building components.
- Replacement Costs: The life of building systems were based off recognized standards.

Office of Financial Management Olympia, Washington - Version: 2016-A Life Cycle Cost Analysis Tool General Information Page

Project Information	
Project Name	L & I WSDA Safety & Health
Address	7345 Linderson Way SW
City	Tumwater
Zip Code	98501
Building Square Feet (Gross)	53,154
Useable Square Feet	38,941
Building Type (i.e. Office, School)	Lab and Training Center
Construction Type (i.e. New, Retrofit)	New
Project Phase	Other
Report Version/Revision	1
Date of Report	9/28/2018

User Information	
Company Name	Hultz BHU Engineers
User First Name	Michael
User Last Name	Tagles
Contact Number	253-383-3257
Contact Email	michaelt@hultzbhu.com

Key Variables	<input checked="" type="radio"/> OFM	<input type="radio"/> User	Value
Building Life	50	50	50
Real Discount Rate	0.44%	0.44%	0.44%
Standard Maintenance Escalation	1.00%	1.00%	1.00%
General Inflation	3.01%	3.01%	3.01%
Study Period (years)	51	51	51
Fuel Escalation Assumptions Located on Fuel Escalation Page			

Timing Variables	Year(s)
Base Year (Generally Current Year)	2018
Additional Construction Years beyond 2018	1

1st Operation Year = 2020

Finance 1st Purchases for ->	<input type="checkbox"/> Baseline	<input type="checkbox"/> Alt. 1	<input type="checkbox"/> Alt. 2
Down Payment (%)	20%	20%	20%
Term (Years)	15	15	15
Nominal Interest Rate	4.00%	4.00%	4.00%
Real Interest Rate	0.97%	0.97%	0.97%

Office of Financial Management
 Olympia, Washington - Version: 2016-A
 Life Cycle Cost Analysis Tool
Executive Report

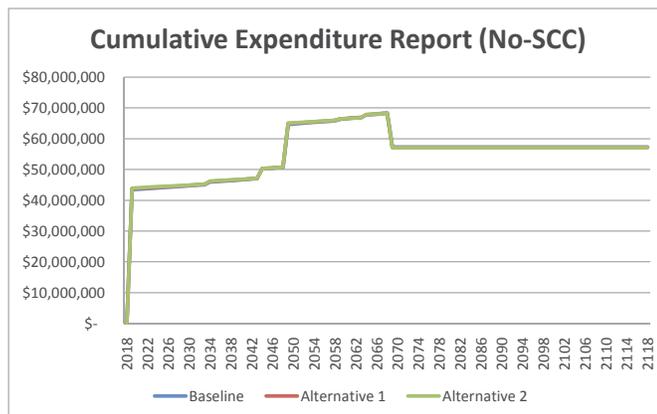
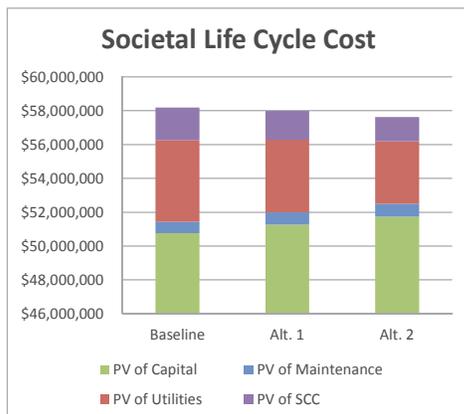
Project Information	
Project:	L & I WSDA Safety & Health
Address:	7345 Linderson Way SW, Tumwater, 98501
Company:	Hultz BHU Engineers
Contact:	Michael Tagles
Contact Phone:	253-383-3257
Contact Email:	michaelt@hultzbhu.com

Key Analysis Variables		Building Characteristics	
Study Period (years)	51	Gross (Sq.Ft)	53,154
Nominal Discount Rate	3.46%	Useable (Sq.Ft)	38,941
Maintenance Escalation	1.00%	Space Efficiency	73.3%
Zero Year (Current Year)	2018	Project Phase	0
Construction Years	1	Building Type	0

Life Cycle Cost Analysis			
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intensity (kBtu/sq.ft)	79.7	70.1	59.2
1st Construction Costs	\$ 43,235,933	\$ 43,516,695	\$ 43,742,102
PV of Capital Costs	\$ 50,767,032	\$ 51,271,969	\$ 51,736,566
PV of Maintenance Costs	\$ 670,717	\$ 726,002	\$ 754,562
PV of Utility Costs	\$ 4,833,984	\$ 4,294,924	\$ 3,710,943
Total Life Cycle Cost (LCC)	\$ 56,271,733	\$ 56,292,896	\$ 56,202,071
Net Present Savings (NPS)	N/A	\$ (21,163)	\$ 69,662

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost			
Alternative	Baseline	Alt. 1	Alt. 2
GHG Impact from Utility Consumption	21,268	18,723	15,812
Tons of CO2e over Study Period	21,268	18,723	15,812
% CO2e Reduction vs. Baseline	N/A	12%	29%
Present Social Cost of Carbon (SCC)	\$ 1,925,977	\$ 1,695,532	\$ 1,431,952
Total LCC with SCC	\$ 58,197,710	\$ 57,988,428	\$ 57,634,024
NPS with SCC	N/A	\$ 209,282	\$ 563,686



Baseline Short Description
LEED Silver Code Compliant
Alternative 1 Short Description
LEED Silver, High Efficiency
Alternative 2 Short Description
LEED Gold, Zero Energy Capable

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Show All Entered Units (Requires Re-Filter)

Office of Financial Management
 Olympia, Washington - Version: 2016-A
 Life Cycle Cost Analysis Tool
Baseline Input Page

REF	# of Units	Useful Life (Yrs.)	Annual Utility Bill ÷ Total Utility Consumption		Total Component Installed Cost (\$)	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)	Diesel/#2 (Gallons)	Gasoline (Gallons)	LPG (Gallons)	District Heat (mmBTU)	Other Annual Building Maint.																																																																																																																																																																																																																																																																																							
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Office of Financial Management
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 Life Cycle Cost Analysis Tool
 Alternative 1 Input Page

O Manual Special Selection Only (Requires Refilter)		O Show Baseline Fields and Entered Units (Requires Refilter)		O Show Differences Between Alternative and Baseline (Req. Refilter)	
Total Building Annual Utility Analysis					
Annual Utility Bill (\$)	89,252	Water (CCF)	7,666	Electricity (KWH)	69,065
Annual Utility Consumption Not Entered Below					
Sum of Annual Utility Consumption Below		889	733,489	12,244	
Total Annual Utility Consumption		889	733,489	12,244	
Annual Utility Bill ÷ Total Utility Consumption		8.62	0.09	1.02	

S H O W	Uniformat II Elemental Classification for Buildings (Building Component List)	REF	# of Units	Useful Life (Yrs.)	Installed Cost (\$/Unit)	1st Year Maintenance Cost (\$/Unit)	Total Component Installed Cost (\$)	Entries Below for Component Specific Utility Analysis (Consumption per Unit) - Total Building Utility Analysis Above										Remaining Life (Years) of Existing Component
								Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)	Annual Diesel/#2 (Gallons)	Annual Gasoline (Gallons)	Annual LPG (Gallons)	Annual Dist. Heat (mmBTU)				
Match Baseline: Filter to Select All & Drag Copy 014,514 & 014,246,14																		
A	Substructure		1	100	\$1,295,000.00		\$ 301,92,000											
A10	Foundations		1	100	\$1,295,000.00		\$ 1,295,000											
B	Shell		1	100	\$4,099,500.00		\$ 4,099,500											
B10	Superstructure		1	100	\$4,099,500.00		\$ 4,099,500											
B20	Exterior Enclosure		1	50	\$715,000.00		\$ 715,000											
B30	Roofing		1	30	\$1,025,200.00		\$ 1,025,200											
C	Interiors		1	30	\$3,980,000.00		\$ 3,980,000											
D	Services		1	30	\$405,000.00		\$ 405,000	827										
D200	Plumbing Fixtures		1	30	\$995,000.00		\$ 995,000	21										
D200	Other Plumbing Systems		1	30	\$984,500.00		\$ 984,500											
D300	Distribution Systems		1	25	\$285,000.00		\$ 285,000											
D300	Terminal & Package Units		1	15	\$780,500.00		\$ 780,500											
D300	Controls & Instrumentation		1	30	\$252,000.00		\$ 252,000											
D300	Systems Testing & Balancing		1	25	\$2,800,000.00		\$ 2,800,000	221512.28	12244.144									
D300	Other HVAC Systems & Equipment		1	40	\$399,400.00		\$ 399,400											
D40	Fire Protection		1	30	\$2,926,700.00		\$ 2,926,700											
D50	Electrical		1	30	\$2,708,000.00		\$ 2,708,000											
E	Equipment & Furnishings		1	100	\$6,541,200.00		\$ 6,541,200	41										
F	Special Construction & Demolition		1	100	\$1,242,500.00		\$ 1,242,500											
G	Building Stewwork		1	50	\$3,956,381.00		\$ 3,956,381											
Z	Other Project Costs		1	50	\$1,520,920.00		\$ 1,520,920											
Z10	One Time - Upfront Costs		1	50	\$4,652,852.00		\$ 4,652,852											
Z1030	Project Contingency		1	50	\$830,273.00		\$ 830,273											
Z1030	GC/CM or D/B Management Costs		1	50	\$239,353.00		\$ 239,353											
Z1050	Other Services		1	50	\$912,552.00		\$ 912,552											
Z1060	Design Services Contingency		1	50	\$161,694.00		\$ 161,694											
Z1070	GC/CM Risk Contingency		1	50														
Z1080	Art		1	1														
Z30	Re-Occurring Annual Cost (Track Inflation)		1	1														

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Baseline eTable Report

Show Values and Parent Categories Only (Requires Refresh)



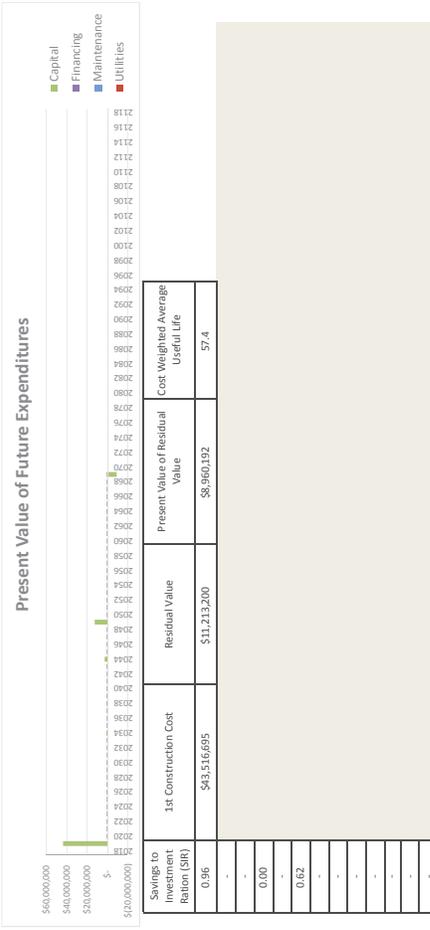
Building Component List				
All Values Sum To Their Parent Category	Present Value of Capital Costs	Present Value of Maintenance Costs	Present Value of Utility Costs	Total Present Value of Component or Group
Total Building Life Cycle Cost	\$ 50,767,032	\$ 670,717	\$ 4,833,984	\$ 56,271,733
W/ Whole Building Entries (Capital = Financing)	\$ -	\$ -	\$ -	\$ -
A Substructure	\$ 771,916	\$ -	\$ -	\$ 771,916
B Shell	\$ 4,731,922	\$ -	\$ -	\$ 4,731,922
C Interiors	\$ 6,375,163	\$ -	\$ 1,499,909	\$ 7,875,072
D Services	\$ 17,194,129	\$ -	\$ 3,066,790	\$ 20,840,570
E Equipment & Furnishings	\$ 4,337,674	\$ 91,066	\$ 185,069	\$ 4,613,809
F Special Construction & Demolition	\$ -	\$ -	\$ -	\$ -
G Building Stewwork	\$ 3,899,039	\$ -	\$ 82,216	\$ 3,981,255
Z Other Project Costs	\$ 13,457,189	\$ -	\$ -	\$ 13,457,189
Z10 One Time - Upfront Costs	\$ 13,457,189	\$ -	\$ -	\$ 13,457,189
Z30 Re-Occurring Annual Cost (Track Inflation)	\$ -	\$ -	\$ -	\$ -
CE Custom Entries	\$ -	\$ -	\$ -	\$ -



1st Construction Cost	Residual Value	Present Value of Residual Value	Cost Weighted Average Useful Life
\$43,235,933	\$11,126,200	\$8,890,672	57.6

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 Life Cycle Cost Analysis Tool
Alternative 1 etaille Report

- Manual Special Selection Only (Requires Refilter)
- Show Values and Parent Categories Only (Requires Refilter)
- Show Differences Between Alternative and Baseline (Req. Refilter)



Building Component List	Present Value of Capital Costs	Present Value of Maintenance Costs	Present Value of Utility Costs	Total Present Value of Component or Group
All Values Sum To Their Parent Category	\$ 51,271,969	\$ 726,002	\$ 4,294,924	\$ 56,292,896
Total Building Life Cycle Cost	\$ 51,271,969	\$ 726,002	\$ 4,294,924	\$ 56,292,896
W Whole Building Entries (Capital = Financing)	\$ -	\$ -	\$ -	\$ -
A Substructure	\$ 771,916	\$ -	\$ -	\$ 771,916
B Shell	\$ 4,797,632	\$ -	\$ -	\$ 4,797,632
C Interiors	\$ 6,375,163	\$ -	\$ 1,319,284	\$ 7,694,447
D Services	\$ 17,633,356	\$ 634,936	\$ 2,738,645	\$ 21,006,937
E Equipment & Furnishings	\$ 4,337,674	\$ 91,066	\$ 162,782	\$ 4,591,522
F Special Construction & Demolition	\$ -	\$ -	\$ -	\$ -
G Building Sitemap	\$ 3,859,039	\$ -	\$ 74,214	\$ 3,933,253
Z Other Project Costs	\$ 13,457,189	\$ -	\$ -	\$ 13,457,189
Z10 One Time - Upfront Costs	\$ 13,457,189	\$ -	\$ -	\$ 13,457,189
Z20 Re-Occurring Annual Cost (Track Inflation)	\$ -	\$ -	\$ -	\$ -
C.E. Custom Entries	\$ -	\$ -	\$ -	\$ -



Gas Summary Sheet No. S-2
Effective 1/1/2018
SUMMARY OF TOTAL CURRENT PRICES - GAS

Rates in this summary include the effect of all supplemental rate schedules except Schedule 1, Municipal Tax Adjustment, where applicable. In case of discrepancy between summary below and the rate schedules, the latter have precedence.

How A Commercial/Industrial Customer Bill Is Calculated

COMMERCIAL AND INDUSTRIAL GENERAL SERVICE

SCH 31

Natural gas customers are billed according to the number of therms of energy used. Therms are calculated by multiplying the hundred of cubic feet, or Ccf measurement taken by the gas meter, by the relative heat content of the gas, or British thermal unit (Btu) factor. For a customer who used 80 Ccf during one month, billing would be based on 84 therms (80Ccf x 1.056 Btu factor = 84.48 therms.)

BASIC CHARGE					
NATURAL GAS				\$	33.98
DELIVERY CHARGE	422 Therms	@ \$	0.397290	\$	167.66
GAS COST	422 Therms	@ \$	0.361130	\$	152.40
OTHER NATURAL GAS CHARGES & CREDITS					
GAS CONSERVATION PROGRAM CHARGE	422 Therms	@ \$	0.017010	\$	7.18
MERGER CREDIT	422 Therms	@ \$	(0.002480)	\$	(1.05)
NEW CUSTOMER RATE, if applicable					
Existing Residences and small commercial buildings	422 Therms	@ \$	0.170000		>> \$ 71.74 See Rule 7
SUBTOTAL				\$	<u>360.17</u>
Effect of city tax ** (if any)		@			
TOTAL BILL				\$	<u>360.17</u>

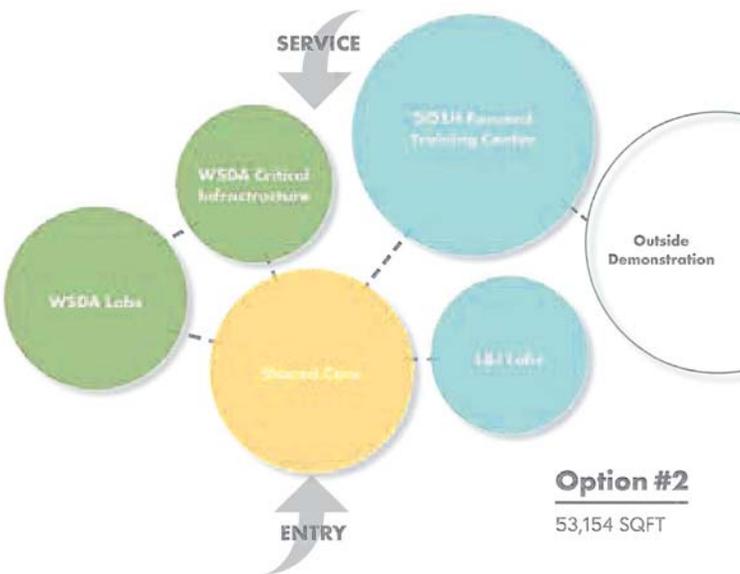
*This is the effect of tax assessed on Puget Sound Energy by your city government. This rate will vary by municipality.

- Basic Charge (Sch 31)**
- Includes:**
 - Expedited Rate Filing Rate Adjustment (Sch 141)**
- Delivery Charge**
- Includes:**
 - Delivery Charge (Sch 31)**
 - Low Income (Sch 129)**
 - Property Tax Tracker (Sch 140)**
 - Expedited Rate Filing Rate Adjustment (Sch 141)**
 - Revenue Decoupling Adj Mechanism (Sch 142)**
 - Cost Recovery Mechanism Pipeline Replacement (CRM) (SCH 149)**
- Cost Of Gas**
- Includes Gas Cost Rates (Sch 101)**
- Deferred Acct Adj (Sch 106)**
- Other Natural Gas Charges & Credits**
- Includes:**
 - Conservation Program charges (Sch 120)**
 - Merger Credit (Sch 132)**

4.0 Detailed Analysis of Preferred Option (Option #2, Shared Lab + DOSH Training Facility)

4.0 (A) Describe the Preferred Option

The preferred option for this predesign is Option #2, the construction of a new co-located laboratory and support space with a DOSH-focused Training Center.



i. Nature of Space

<u>Program Need</u>	<u>Space Requirement</u>
WSDA Plant Protection	4,335 SqFt
WSDA Food Safety	5,355 SqFt
WSDA Commodity	893 SqFt
WSDA Critical Infrastructure	2,114 SqFt
DOSH Training	7,734 SqFt
L&I/DOSH Lab Offices	2,029 SqFt
WSDA Offices	3,224 SqFt
L&I/DOSH Labs	5,643 SqFt
L&I SHARP Ergo Labs	2,025 SqFt
Consolidated Spaces	5,589 SqFt
Total GSF	53,154 SF

Option #2 meets the needs of both departments. The building will be constructed on a separate site and will not interrupt either department’s ability to provide service during construction. *Option #5 allows for phasing of the project to construct 100% of the program needs should business needs necessitate a phased approach.*

Construction of this facility allows for thoughtful planning to optimize work flow within each laboratory, ensuring proper adjacencies and space allocation. This facility can also be designed to easily accommodate future equipment, growth and expansion. In addition, the design of this facility will meet requirements of executive order 18-01, Net Zero Ready requirements and include sustainability considerations to maximize efficiency.

The proposed DOSH/WSDA facility will consist of both shared and department-specific spaces.

4.0 (A) Describe the Preferred Option Complete Program

ID	Program Area	Staff (Category)	Current Space		Quantity	Component	Proposed Programmed Space		TOTAL	Remarks / Additional Information
			NSF	TYPE			NSF	TYPE		
WSDA / Plant Protection Labs & Support (plant pathology, entomology, pest program)										
#1	Shared PPMCL and Entomology Receiving		100		1	200	200		200	Access to hall and receiving, adjacent to Microscopy Area and Sample Processing - near Entomology Lab. Room is a neutral air vestibule. Vent out exit as a vestibule to Lab.
#1.4	PPMCL Dedicated Janitor Closet		0		1	48	48		48	
#2	PPMCL - Culture Lab		80		1	120	120		120	Open to Sample Processing and Microscopy
#3	PPMCL - Microscopy and Sample Processing		360		1	624	624		624	Adjacent to air lock vestibule receiving and Culture Lab
#4	PPMCL - ELISA Lab		100		1	132	132		132	Direct relationship to sample prep and DNA & RNA Extraction room. A swing door with power assist is needed between ELISA and DNA. Design to avoid loss of counter space with door swing interference. Access to Sample Processing / Microscopy and Cold storage room
#5	PPMCL - Media Prep Room		100		1	132	132		132	
#6	PPMCL - DNA & RNA Extraction Lab		250		1	360	360		360	Adjacent and open to PCR Instrument / Gel Area, Sequencing, DNA Add and associated with a lab file door with solid panel from PCR Prep/Clean Room and ELISA. Neutral ventilation.
#7	PPMCL - DNA Add		60		1	60	60		60	Open jet separated from DNA & RNA Extraction Room. Positive ventilation with HEPA filter.
#8	PPMCL - PCR Instrument and Gel Area - Sequencing Lab		180		1	204	204		204	Sequencing Lab is adjacent to DNA & RNA Extraction. Negative ventilation.
#9	PPMCL - PCR Prep and Clean Room		120		1	144	144		144	Adjacent to DNA & RNA Extraction
#11	PPMCL Storage and Support Space related directly to Lab		60						115	
#11.1	Above emergency shower				1	16	16			(16) above for emergency shower; (345) above for drinking fountain with bottle filler included;
#11.3	Above drinking fountain with bottle filler included				1	15	15			(246) above for hanging clean lab coats on mobile rack and dropping off soiled lab coats in hamper; (24) above for lab machines; three (3) PPMCL Supply Closets; each 2.5 ft deep x 3.0 wide with double 3x7 doors;
#11.4	Above mobile rack for clean lab coats; hamper for soiled lab coats				1	16	16			
#11.6	Above ice machine				1	8	8			
#11.7	PPMCL Supply closets				3	20	60			
#21	PPMCL - GS OFFICE		168		1	300	300		300	Will house two people. MUST accommodate the large printer and storage for GDS/GPS equipment
#24	PPMCL - Entomology Lab (previously located at DNR Building)		600						1,500	Priority of: GS OFFICE and PPMCL labs, access to hall way. Adjacent to Entomology office space and insect containment facility. Dirty Lab: 684 SF; Diagnostic Space: min. 300 SF; Lab woodstore (4 lab WS 8.64 SF + 2 cabinet WS @ 30 SF)
#24.1	Entomology Dirty Lab				1	684	684			
#24.2	Diagnostic Space				1	300	300			
#24.3	Lab Workstations @ 30 SF				4	64	206			Insect Technician; Data Mgr; Lab Tech (2); Biological Control Prog Specialist; Pest Trapper
#24.4	Office Workstations @ 30 SF				2	30	60			Access from Entomology Lab
#25	Insect Containment/Quarantine Room		0		1	300	300		300	
#25.2 (BAM/du/d)	Over shared under H/R		56		1	56	56		56	
			2,614				4,335		4,335	
#26	Two Insect Restrooms - for PPMCL Labs & PS-CG Labs		0				0		0	Two (2) shared R/R by both WSDA Plant Pathology and Food Safety. 56 SF each (112 SF) divided by 2 (56 SF assigned to each department above and below).

ID	Program Area	Staff (Category)	Current Space		Quantity	Component	Proposed Programmed Space		TOTAL	Remarks / Additional Information
			NSF	TYPE			NSF	TYPE		
WSDA / Food Safety-Consumer Safety Labs & Support										
#26/2FS-03	One shared insect R/R		56		1	56	56		56	
#34	FS-CG Storage and Support Space off Highway		135						88	
#34.1	Receiving area for file cabinets				2	18	36			
#34.2	Above for copy machine and counter				1	24	24			
#34.3	Above for clean lab coats				1	8	8			
#34.4	Above for gloglog, hazmat, misc.				1	20	20			
#35	FS-CG Dedicated Janitor Closet		0		1	80	80		80	Access to hall, office supply storage room, hand wash area
#37	FS-CG Hand Wash Area		37		1	40	40		40	Storage for disposable lab coats, 5 FT counter with hand wash sink and upper rails. Transitional area to protective gear laboratories
#38	FS-CG Sample Receiving Room		276		1	396	396		396	Access from Office space thru hand wash unit, from the exterior for deliveries and to the FS-CG lab corridor
#39	FS-CG Equipment Room		310		1	400	400		400	Access to FS-CG service corridor, near Media Room
#40	FS-CG Media Prep Room		280		1	452	452		452	Adjacent to utility room and access to FS-CG corridor
#41	FS-CG Utility Room		148		1	120	120		120	Adjacent to Media Room and Decontamination Room. Need access to back of subfloor for plumbing.
#42	FS-CG Decontamination Room		182		1	313	313		313	Adjacent to Service Corridor and to Utility Room
#43	FS-CG Dirty Lab		353		1	450	450		450	Adjacent to Pathogen Area
#44	FS-CG Central Microbiology Lab - Food Feed (FCK)		1,032		1	1,650	1,650		1,650	
#46	FS-CG Molecular Lab (PCR Lab)		280		1	420	420		420	Adjacent to Central Food Microbiology Lab. Additional 4 cabinets? (confirm)
#46	FS-CG Lab Supply, Media and Other Lab-Related Storage								476	Adjacent to Labs. Access to hallway. Mobile media storage cabinets and holding shelves are located in this room.
#46.1	Lab Supply/Media Storage		135		1	175	175			
#46.2	Other Lab-Related Storage		500		1	300	300			
#47	FS-CG Lab Clean Room		0		1	64	64		64	
#48	FS-CG Biochemistry Room		280		1	348	348		348	
#49	FS-CG Special Sample Prep Room		0		1	100	100		100	
			3991				5,355		5,355	
WSDA / Commodity (Grain Inspection)										
#100	Commodity Receiving and Lab #1		837		1	540	540		540	Adjacent to Commodity Lab 2
#101	Commodity Lab #2		759		1	353	353		353	Adjacent to Commodity Lab 1
			1,596				893		893	

4.0 (A) Describe the Preferred Option Complete Program

ID	Program Area	Start (Category)	Current Space		Quantity	Component	Proposed Programmed Space		TOTAL	Remarks / Additional Information
			NSF	TYPE			NSF	TYPE		
WSDA (Plant Protection) Critical Infrastructure Space										
#31-#33/2	Shared entry vestibule and two unisex R/R	WSDA			1	156	156		156	100 SF Entry Vestibule + 56 SF Shared Unisex R/R
#35	War Room		400		1	247	247		247	Room for field crew, with capacity for lunch, break or briefing of 20 people + communication and backstair spaces for 4. Counter, sink and refrigerator included in room.
#36	WSDA Field Crew Boot Wash / Lockers / Washer & Dryer / Janitor Space		90		1	100	100		100	Entrance/ Field Crew boot wash and drying locker storage area. Includes stacked washer/dryer and janitor area. Access to WSDA Warehouse Space and entry vestibule or substituted lav.
#37	WSDA Procurement Office Space		120		1	100	100		100	Close to entry vestibule, access to restrooms, close to War Room and WSDA Warehouse Space. Office space for Procurement Officer.
#38	WSDA Warehouse Space								1,511	Multi-use warehouse storage area. Adjacent to warehouse office, War Room with access to entry vestibule and halls. At this time, the gross square footage (GSF) of the warehouse space has been reduced. WSDA will need to consolidate and prioritize its existing storage needs upon move-in to the new facility.
#38-1	Entrance/ Supply Storage		215		1	130	130			
#38-2	JIT Trap Cage		140		1	35	35			
#38-3	Tree Climbing Gear Storage		24		1	30	30			
#38-4	Shared Storage (by WSDA only)		1285		1	678	678			
#38-5	Supply Storage (currently by Procurement Officer's office)		213		1	128	128			
#38-6	Warehouse Shelving		99		1	60	60			
#38-7	Receiving Room		0				0			Desirable to have open space for delivery of 12' x 12' minimum, but no SF is defined at this time.
#38-8	PINOL Storage		800		1	400	400			
			3,385				2,114		2,114	
#39	Entry vestibule		0		1					Space acts as a breakout area (200 SF total), divided by 2 (100 SF assigned to each department above and below). Access to the Restrooms, Shower Rooms, access to the Restroom/Dryer, access to the Training Rooms, access to the DOSH Training Offices, DOSH Demonstration Area and substituted storage and office, access to DOSH Storage Warehouse. Access to WSDA Critical Infrastructure WSDA Entrance/ Field Crew Boot Wash/Storage area vestibule, locker storage, War Room, Conference, Locker Room for field crew.
#39	Two Unisex Restrooms									Two (2) unisex R/R open to women (shared by all Woodlands). 66 SF each (132 SF) divided to 2 (33 SF) assigned to each department above and below.

ID	Program Area	Start (Category)	Current Space		Quantity	Component	Proposed Programmed Space		TOTAL	Remarks / Additional Information
			NSF	TYPE			NSF	TYPE		
DOSH Training Program Space										
#31 + #38/2	Shared entry vestibule and two unisex R/R	DOSH			1	156	156		156	100 SF Entry Vestibule + 56 SF Shared Unisex R/R
#40	Training Room		736		40	42	1,680		1,680	To hallway and restrooms, public entry vestibule. Training room equipped with computer access for 40 stations. Counter and sink in the room for refreshments.
#43	Training Room		406		40	42	1,680		1,680	To hallway and restrooms, public entry vestibule. Training room equipped with computer access for 40 stations. Counter and sink in the room for refreshments.
#44	Training Storage		145		1	120	120		120	Adjacent to Training Rooms
#45	Training Green Room		0		1	250	250		250	To Training Rooms, hall and restrooms.
#46	Demonstration Room - Storage		360		1	400	400		400	Adjacent to Demonstration Room
#47	Work Room and Shop		0		1	400	400		400	Adjacent to Demonstration Room. Sound proof to allow machine work while class is in progress.
#48	Demonstration Room		1,188		1	1,800	1,800		1,800	To hallway, restrooms, office, entrance with large overhead door, gravel demo yard outside. The existing training space has suspended ceilings at 9'6" which limit the ability to set up props for training purposes. Open training area with ceiling at a min. height of 18 feet, but preferably 20 feet. The space is to be utilized to set up scaffolding and training displays including fall protection exhibits. Space provided with overhead camera, hard surface floor finish to allow for wheeled equipment. Require electro magnets grounding, standard wire, independent lighting control and HVAC with abundant wall outlets. Like to have garage door that a truck with 14 ft clearance can be loaded in transit.
#48	DOSH Training Break Room		293		1	600	600		600	Space for breakout, access to internet, coffee, lunch space. Up to 30 people at any time. (30 at 20 SF = 600 SF). Open to entry vestibule and halls, served by restrooms, provides support for training room and DOSH staff.
#50	DOSH Training Manager and Supervisor Offices	Mgr	182		2	120	240		240	Access via corridor, in proximity of Demo Space, adjacent to DOSH Open Training Offices
#51	DOSH Open Training Offices								608	Access via corridor, in proximity of Demo Space, adjacent to DOSH Open Training Offices
#51-1	Offical Office @ 80 SF each		396		5	80	400			
#51-2	Offical Office @ 64 SF each		160		2	64	128			
#51-3	Cover area				1	80	80			
			3,633				7,734		7,734	

4.0 (A) Describe the Preferred Option Complete Program

ID	Program Area	Staff (Category)	Current Space		Quantity	Component	Proposed Programmed Space		TOTAL	Remarks / Additional Information
			NSF	TYPE			NSF	TYPE		
L&I / DOSH Lab Offices										
441	DOSH Lab Records - 1,000 sq ft records room		90		1	140	140		140	Requires location for records, may need with a work table and chairs.
452	DOSH Lab Supervisor Offices	PO	420		3	120	360		360	Private offices
453	DOSH Lab Administrative	AO	630		12	64	768		768	Open offices - 8 existing + 3 future positions to be filled (see caption) - 1000 sq ft
454	DOSH Lab Open File Storage		220		1	220	220		220	Open file storage area, with open office space
455	DOSH Lab Storage		290		1	300	300		300	Close to Records and Data Room
456	DOSH File Area		70		1	60	60	00	60	Open file storage area, with open office area
457	DOSH File Area/Work Benches/Work Station		90		1	100	100	00	100	Open file storage area. The space is utilized for files, a work bench, and a workstation for visitors
458-2	Shared space for		98		1	98	98		98	
458-3	Office									
			1,676				2,029		2,029	
463-4	Two Hoist Bedrooms - OOSH and WSDA Offices									Open to anyone (both agencies) - 112 SF divided by 2 - 56 SF assigned to each agency, above and below
WSDA Offices										
463-2	Shared space for		98		1	98	98		98	
463-3	Office									
463-4	WSDA Office								2,104	See caption for Lab. Government access to laboratory, break room, conference room, and OOSH lab. Do not include space for OOSH Office and Supervisor Office Office
463-1	Rural Pathology offices @ 120 SF each		96		1	180	180		180	Nature Resource Control, 1 Laboratory, 1 Supervisor
463-2	Rural Pathology offices @ 64 SF each		192		3	64	192		192	Field Biologist 1-3
463-3	Rural Pathology offices @ 30 SF each		280		6	30	180		180	WRII Governor's Initiative - 3 Lab Technicians, Agricultural Technologist
463-4	Community offices @ 120 SF each		360		3	120	360		360	WMI Program Manager (Private Sector), Federal Manager, (Federal), Federal Manager
463-5	Community offices @ 64 SF each		320		4	64	256		256	Program Specialist 1-4
463-6	Open and Work Area @ 200 SF each		120		2	100	200		200	
463-7	Screening - Breakout Area @ 144 SF each		0		2	144	288		288	
463-8	FS-OC Offices @ 120 SF each		100		1	120	120		120	Program Manager (ing 1-1)
463-9	FS-OC Offices @ 120 SF each		90		1	100	100		100	Management Assistant 2 (check West/central)
463-10	FS-OC Offices @ 90 SF each		110		2	90	180		180	Lab Manager (Lead Lab), Lab Supervisor (Lead)
463-11	FS-OC Offices @ 64 SF each		150		3	64	192		192	Microbiologist 1, 2, 3, Lab Tech 1-2 Lab Assistant
463-12	FS-OC Offices @ 30 SF each		0		2	30	60		60	Admin (1-2) (part-time)
463-13	Field Program Offices @ 120 SF		120		1	120	120		120	Office Manager (Environ/epidemiology)
463-14	Field Program Offices @ 64 SF		120		2	64	128	00	128	Workstation, Admin (part-time), Multi-Species Coord
463-15	Field Program Offices @ 36 SF		175		3	36	108	00	108	Mobile Bench, Multi-Species Coord, Multi-Species Epidemiologist (1)
463-16	Environ/epid Lab Manager 864 SF		90		1	64	64		64	Evaluation Coord, Field Program Manager (1)
463-17	WRII Office Supply Storage Room		130		1	64	64		64	Environ/epid Lab Mgr, (Lead Lab), Initial req. 54 SF work area
			1,718				1,224		1,224	64 Space for FS-OC Offices near reception and elevators. This space for open Office (not fully supported). Space can be utilized for

ID	Program Area	Staff (Category)	Current Space		Quantity	Component	Proposed Programmed Space		TOTAL	Remarks / Additional Information
			NSF	TYPE			NSF	TYPE		
L&I / DOSH Labs										
463	DOSH Niche with Counter and Sink	OC	58		1	20	20	00	20	Adjacent to the storage and workbench at receiving
464	DOSH GC/IC Lab	Lab	900		1	1,800	1,800	Lab	1,800	Current room setup: lab work tables in circular configuration in center of room with open access to the back of the equipment and booth and additional equipment at the perimeter
465	DOSH Metals Lab	Lab	490		1	500	500	Lab	500	Need to GC/IC lab
466	DOSH Gravimetric Lab	Lab	100		1	130	130	Lab	130	Adjacent to GC/IC Lab, Metals Lab, and IED and Spectroscopy Labs
467	DOSH asbestos and IED Lab	Lab	418		1	580	580	Lab	580	Adjacent to each other, separated by door. Accessible to main lab and corridor
468	DOSH Microscopes 1 and 2 Room	Lab	120		1	120	120	Lab	120	Existing microscope rooms of 60 SF each can be combined into one 120 SF room
469	DOSH Spectroscopy Lab (Raman) FTIR + Silica and Receiving Room + Prep Lab + Chemical Storage #1									FTIR moving to Spectroscopy Lab in future facility. Currently, located in 800 GC Room
469-1	Spectroscopy Lab-Raman, FTIR	Lab	0		1	180	180		180	
469-2	Silica and Receiving Room	Lab	264		1	276	276		276	
469-3	Prep Lab	Lab	269		1	300	300		300	
469-4	Chemical Storage #1	Lab	110		1	90	90		90	
471	DOSH 800 GC Room	Lab	381		1	150	150	Lab	150	800 GC Room will also be a QC room in future facility. FTIR currently located in 800 GC Room) will be moving to Spectroscopy Lab in future facility
472	DOSH Fume and Refrigerator Room	Lab	110		1	110	110	Lab	110	Refrigerator to separate room to allow for floor seal and access
473	DOSH Hazardous Material Loading and Receiving Area	Lab	118		1	280	280	Lab	280	Hazardous Material is directly off of Loading/Receiving dock, which is accessed from exterior to lab corridor
474	DOSH Cleanroom Storage #2	Lab	75		1	80	80	Lab	80	Directly off Receiving Area
477	DOSH Lab Restroom / Stair / Locker Room	Support	110		1	250	250	Support	250	Immediately accessible to lab circulation areas, between labs and offices
478	DOSH Asbestos Equipment and Storage	Storage	148		1	100	100	Storage	100	Separated from other labs with door. Separated from asbestos storage with door
478	DOSH Storage Room (supports lab wash, vents, glassware)	Storage	120		1	120	120	Storage	120	Off service corridor to the labs
480	DOSH Storage Room (supports GC glassware)	Storage	180		1	160	160	Storage	160	Adjacent to GC Lab
481	DOSH Field Equipment / Receiving Area		120		1	288	288	00	288	Should be located adjacent to 3 Lab Supervisor offices. New space to be 12 feet deep with pair of 4 foot doors to the exterior for delivery and 6 by 12 foot rail with 8 by 12 storage on each side
482	DOSH Lab Storage - with Work Benches and Work Station	Stg Rm	153		1	180	180	Stg Rm	180	New SHARP lab, off corridor. Access from exterior
			3,911				5,643		5,643	
L&I / SHARP Ergo & IH Labs										
483-1	Main Ergo Lab with 2 workstations	Room	460		1	625	625	SHARP Rm	625	All space to have 24/7 access. Provide wireless capability through a landing, independent lighting and HVAC controls per Washington State model 2008, 17 and electrical per 2008
483-2	Secondary Ergo Lab with 2 workstations	Room	268		1	300	300	SHARP Rm	300	Off corridor, near work room and exterior entry
483-3	SHARP IH Lab with 2 workstations	Room	393		1	500	500	SHARP Rm	500	Off corridor, near work room and exterior entry
483-4	SHARP Ergo and IH storage room	Room	116		1	600	600	SHARP Rm	600	Adjacent to SHARP 1 and 2. Off corridor, near SHARP storage
			1,947				2,025		2,025	Adjacent to SHARP labs and corridor. Open storage space with ceiling at 10 ft and double door access

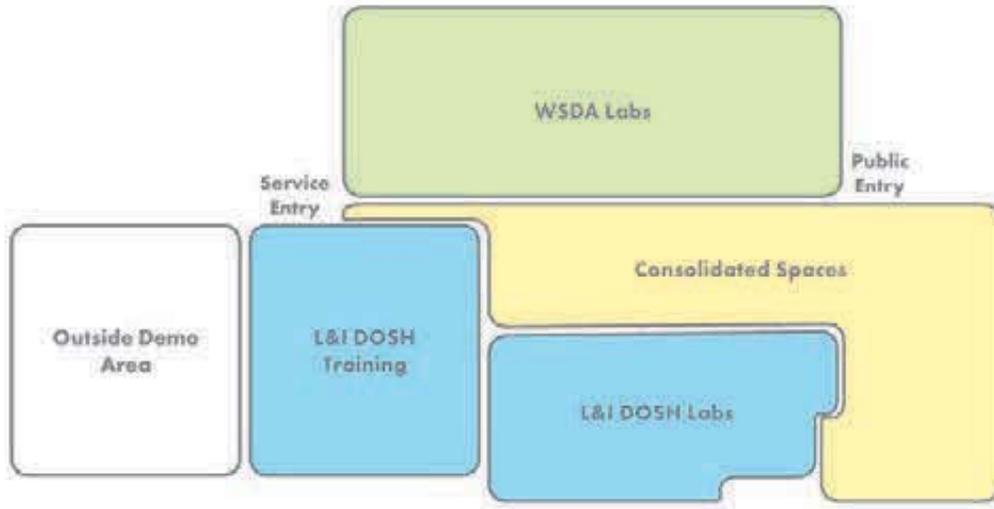
4.0 (A) Describe the Preferred Option Complete Program

ID	Program Area	Staff (Category)	Current Space		Quantity	Component	Proposed Programmed Space		TOTAL	Remarks / Additional Information
			NSF	TYPE			NSF	TYPE		
CONSOLIDATED SPACES (shared by DOSH and WSDA)										
#001	Consolidated Conference Room A		636		1	600	600		600	WiFi coffee counter area
#002	Consolidated Conference Room B		640		1	500	500		500	Coffee counter area
#006	Consolidated Wellness Center and Toilet		120		1	232	232		232	
#000	Consolidated Exercise Room (1/2 of 154,000 GSF)		480		1	500	500		500	500 GSF Exercise location in building
#007	Consolidated Janitor (Cops)		80						136	136 SF (Wet Room, 96 SF + Dry Room, 40 SF)
#007.1	Wet Room				1	96	96		96	Wet room and storage shelving
#007.2	Dry Room				1	40	40		40	For equipment, moprooms, buffer, mop buckets, documents, spare lights. Part of 30' x 70' rooms to consider for ease of access.
#018	Consolidated Mechanical Room (2/3 of 154,000 GSF)		1,000		1	1,250	1,250		1,250	1,250 SF (generally located in building)
#030	Consolidated Men's Restroom and Shower		275		1	308	308		308	Potential 150 occupants, 75 males. Adjacent to entry vestibule and break-out area
#038	Consolidated Women's Restroom and Shower		275		1	308	308		308	Potential 150 occupants, 75 females. Adjacent to entry vestibule and break-out area
#048	Data Room (IT Server Room)		275						405	405 SF (Main IT Entry Room: 121 SF + MEA rooms with dedicated servers: 2 x 142 SF ea = 284 SF). Rooms must be air conditioned
#056.1	Main IT Entry Room				1	121	121		121	
#056.2	MEP Rooms with dedicated IT server				2	142	284		284	
#057	IT Tech Work Room		86		5	150	150	Room	150	Work room adjacent to Data Room for IT Tech to repair equipment, store supplies and parts, and repair computers
#058	Consolidated Employee Break Room		370		1	860	860		860	Open layout and free and table, served by restrooms, provides space for both DOSH and WSDA. Up to 49 people at any time, 49 at 20 SF = 980 SF. Counter, sink, vending machine and refrigerated food for break-out, access to internet, coffee, snack space
#083	Consolidated Equipment Room (Compressor, Gas, Oil Water, Nitrogen Generation)	Equip Rm	120		1	250	250	Equip Rm	250	Compressor room should be south oriented and have access to exterior air via a chimney for natural air ventilation. Separate room for nitrogen generation, oil water, and gas cylinders. Provide access from
			4,167				5,858		5,858	
	Subtotal Building NSF		21,354				32,941		32,941	
	Internal Circulation (30%)						11,880		11,880	
	Usable Square Feet (Total Program Area)						60,823		60,823	
	Grossing Factor (5% of Total Program Area)						2,631		2,631	
	Total Building GSF						53,154		53,154	

4.0 (A) Describe the Preferred Option Building Configuration

OVERALL PROGRAM SPACE

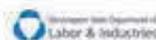
53,154 SF



Safety & Health
LAB AND TRAINING CENTER - PREDISIGN

OVERALL PROGRAM SPACE

53,154 SF

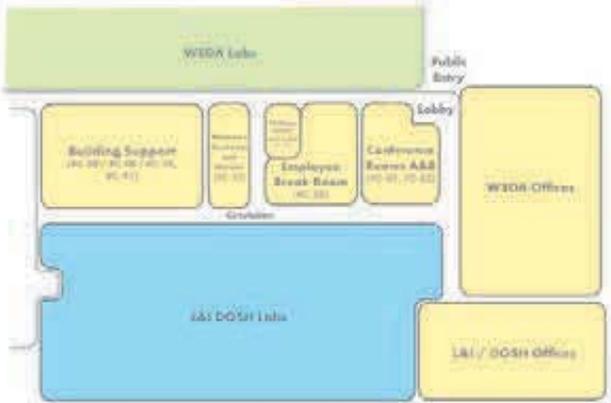


Safety & Health
LAB AND TRAINING CENTER - PREDISIGN

4.0 (A) Describe the Preferred Option Building Configuration

CONSOLIDATED SPACES

5,589 SF



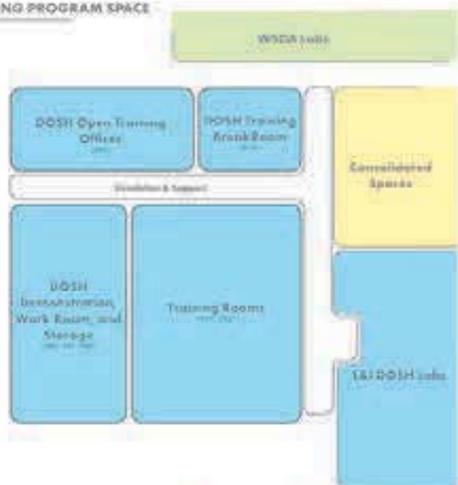
WSDA - CRITICAL INFRASTRUCTURE

2,514 SF



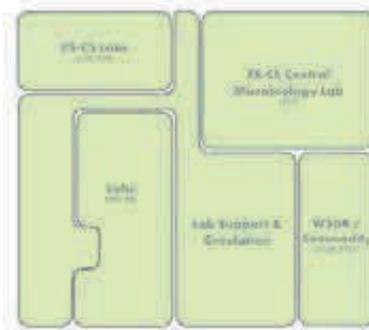
OOSH TRAINING PROGRAM SPACE

2,738 SF



WSDA FS-CA LABS & SUPPORT

2,738 SF



4.0 (b) Site Analysis

ii. Overview of Site Analysis

The Washington State Department of Labor & Industries (L&I) has partnered with the Washington State Department of Agriculture (WSDA) and is leading an effort to design and build a joint lab and training facility in Thurston County. This civil site analysis was prepared by KPFF Consulting Engineers in accordance with the requirements of the Office of Financial Management 2019-21 Predesign Manual to evaluate potential building sites.

The site analysis considered a single building with a total square footage of approximately 55,000 square feet and occupying approximately 5 acres. The programs occupying the facility require a minimum of 100 stalls for the training center and 63 stalls for the lab and administrative staff in the building for a total of 163 parking stalls. The building uses include:

- L&I Administration
- L&I Division of Occupational Safety and Health (DOSH) Laboratories
- L&I DOSH Training Demonstration Space (or DOSH High Bay Training Space)
- L&I DOSH Training Rooms (classrooms)
- Support Building
- WSDA Critical Infrastructure
- WSDA Laboratories
- WSDA Administration

Development Costs

Planning		\$	87,000
Site Prep		\$	244,000
Frontage		\$	96,000
Parking		\$	458,000
Water		\$	471,000
Sewer		\$	189,000
Stormwater		\$	206,000
SUBTOTAL		\$	1,751,000
Construction Contingency	20%	\$	351,000
SITE 1 TOTAL		\$	2,102,000

Planning		\$	3,072,000
Site Prep		\$	594,000
Frontage - Desmond Drive		\$	1,320,000
Frontage - Bowker Connector		\$	677,000
Parking		\$	447,000
Water		\$	848,000
Sewer		\$	211,000
Stormwater		\$	415,000
SUBTOTAL		\$	7,584,000
Construction Contingency	20%	\$	1,517,000
SITE 2 TOTAL		\$	9,101,000

Planning		\$	11,000
Site Prep		\$	600,000
Frontage		\$	536,000
Parking		\$	525,000
Water		\$	488,000
Sewer		\$	189,000
Stormwater (New Development)		\$	257,000
Stormwater (Edna Goodrich)		\$	2,845,000
SUBTOTAL		\$	5,451,000
Construction Contingency	20%	\$	1,091,000
SITE 3 TOTAL		\$	6,542,000

Site Overview & Conclusion

Site 1: 930 88th Avenue SE, Tumwater, WA

Overall this site is very buildable and the most straightforward from a development standpoint. It is the smallest site, and does not provide any additional room for potential growth. The presence of Mazama pocket gopher mounds all but excludes it from consideration. For the size of the proposed facility, this site is not large enough to avoid the areas occupied by the Mazama pocket gopher.

Site 2: 300 Desmond Drive SE, Lacey, WA

The only site in the City of Lacey, Site 2 is a large parcel with multiple building sites and room for growth. The requirements for frontage improvements and utility improvements by the City of Lacey exclude this site as an option. Property acquisition related to the frontage improvements does not fit within L&I's timeline.

Site 3: 7345 Linderson Way SW, Tumwater, WA

The preferred alternative, Site 3 is near L&I's headquarters in Tumwater. Although an initial Mazama pocket gopher survey indicated a potential presence of mounds found on the property, it was determined that gopher presence will not impact the project. High groundwater will require costly stormwater facilities, and may include upgrading stormwater facilities on portions of the parcel that are previously developed.

ii. Overview of Site Analysis Continued

Preferred Option

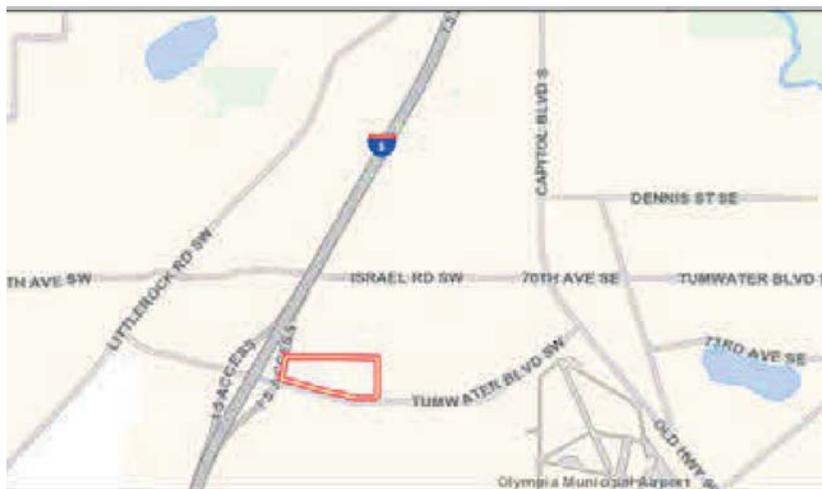
	Advantages	Disadvantages
Site 1: 930 88th Avenue SE, Tumwater, WA	<ul style="list-style-type: none"> • Very little frontage improvements required • Lowest stormwater cost • Few environmental concerns • Close proximity to I-5 for access and deliveries 	<ul style="list-style-type: none"> • Mazama Pocket Gopher mounds present during initial gopher survey • Limited space for stormwater & landscaping • Latecomer Fees (\$83k) • Proximity to airport & heliports (noise & vibration) • FAA Approval required over 23-feet • Little room for future expansion • Close proximity to I-5 (traffic noise)
Site 2: 300 Desmond Drive SE, Lacey, WA	<ul style="list-style-type: none"> • Close proximity to I-5 for access and deliveries • Unlikely to be occupied by Mazama Pocket Gophers 	<ul style="list-style-type: none"> • Costly frontage improvements required by the City of Lacey • Land acquisition related to frontage improvements will delay construction • Land acquisition related to frontage improvements may not be politically favorable • Costly reclaimed water main extension required by the City of Lacey • Existing utilities may need to be relocated and their easements renegotiated • Latecomer Fees (\$63k)
Site 3: 7345 Linderson Way SW, Tumwater, WA	<ul style="list-style-type: none"> • Close proximity to L&I Headquarters • Close proximity to I-5 for access and deliveries • No latecomer fees • Nearby surface parking can be used for overflow parking 	<ul style="list-style-type: none"> • Costly stormwater requirements for parcel • High groundwater poses challenges for stormwater treatment and detention • Frontage improvements may include traffic revisions, pending TIA and presubmission conference with the City of Tumwater • Close proximity to I-5 (traffic noise)

Limitations

- As cooperative as the local engineering, development, and fire marshal offices are, they require a formal presubmission meeting (and fee) in order to adequately research the proposed project and document decisions related to development requirements. Presubmission meetings were not authorized for this site analysis. As a result, this analysis presents the strict code requirements and also identifies where there may be some room for negotiation with the local jurisdiction based on prior experience.
- This site assessment did not perform a traffic impact analysis (TIA), which will be required for all 3 sites. The local jurisdiction may require additional improvements to mitigate traffic impacts by the proposed development based on the results of the TIA.
- Consultation with the Department of Archeology and Historic Preservation (DAHP), the Governor’s Office of Indian Affairs, and local Tribes did not occur for this assessment.
- Concept level design and cost of stormwater facilities are included. These designs are based on assumed soil properties. Geotechnical exploration and mounding analysis are not in the scope of this analysis.



Preferred Site - 7345 Linderson Way SW, Tumwater, WA



ii. (a) Location

Parcel: 12710100600

Address: 7345 Linderson Way SW, Tumwater, WA 98512

Abbreviated Legal Description: Section 10 Township 17 Range 2W

Permitting Jurisdiction: City of Tumwater

ii. (b) Building Footprint

Site Acres: 20.17 acres

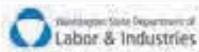
Zoning: Town Center

Of the 20 total acres, there are approximately 7 undeveloped acres on this parcel. The east 2/3 of the parcel is currently occupied by the Edna Lucille Goodrich Building which is a Department of Corrections office building, and its associated surface parking lot. The undeveloped portion is mature timber.

General Topography: The site is generally flat, sloping gently to the north at less than 1%.



CONCEPTUAL SITE PLAN



Safety & Health
LAB AND TRAINING CENTER - PREDESIGN

ii. (c) Stormwater Requirements

The biggest challenge to new development on this site is the high groundwater found on this site and documented in the Edna Goodrich permit documents. Under current stormwater codes, high groundwater makes many common stormwater facilities infeasible. If it is not possible to meet current stormwater codes onsite, the next option would be to connect to the city stormwater system. If the city permits a new connection, a downstream analysis of the city's existing stormwater system will be required to verify that the system can handle the additional stormwater volume. If the existing system is unable to accommodate the additional stormwater flows from this site, then upgrades to the city system will be required at the expense of this project. This issue cannot be settled without detailed geotechnical information and a complete stormwater design, which are not in the scope of this analysis.

According to the DES memo dated 5/9/18 (Appendix 3D) the City of Tumwater will require pervious pavement in the new parking lot. This is a practical approach at this site due to the suspected high groundwater condition. The stormwater report issued for the Edna Lucille Goodrich building noted fairly poor soil infiltration rates. However, bioswales and permeable pavement will likely be adequate for infiltrating rooftop and parking lot runoff from the new development. The results of a mounding analysis, required due to high groundwater, will determine the feasible options for stormwater treatment and detention.

In addition to the above challenges, the site currently has more than 35% of existing impervious coverage, which is the threshold for classification as "redevelopment" according to the 2018 City of Tumwater Drainage Design Manual. If the construction cost of the proposed project is 25% or more of the assessed value of the land, stormwater facilities associated with the new development would also be required to treat and detain the entire impervious area on the parcel, **including the existing surface parking and rooftops of the Edna Lucille Goodrich building.** Stormwater facilities required by today's standards are roughly double what would have been designed at the time of construction in the mid 2000's. This is an area where negotiation may take place with the city in a formal pre-submission meeting.

Some strategies to increase the stormwater capacity of the Edna Lucille Goodrich building and parking lot include: below grade detention vaults, mechanical filters located in below-grade vaults, and/or modular wetlands to provide stormwater treatment of stormwater runoff for the entire parcel. All of these strategies would have to address the high groundwater issue.

If allowed, it may be more economical to replace the existing surface parking lot with permeable pavement to provide additional treatment and detention of runoff. However, the 2018 Tumwater Drainage Design and Erosion Control Manual considers it infeasible to installing permeable pavement "where replacing existing impervious surfaces unless the existing surface is a non-pollution generating surface over an outwash soil with a saturated hydraulic conductivity of 4 inches per hour or greater." The existing surface is pollution generating and the hydraulic conductivity is less than 4 inches per hour. This may be another point of negotiation with the city. They clearly want permeable pavement on the new parking and may accept it on the existing surface lot as well.

ii. (d) Site Ownership

Property Owner: Washington State Dept. of Labor and Industries.

There are no latecomer fees associated with this property.

ii. (e) Easements and Setback Requirements

In 2004, Tumwater Office Properties granted an easement to Puget Sound Energy for property and building right of way to access to electrical equipment associated with the Edna Lucille Goodrich building.

In 2005, DES (formerly General Administration – GA) granted a non-exclusive, perpetual easement to the City of Tumwater for access to the water main loop associated with the Edna Goodrich building. See Appendix 3C for easement details.

There are no zoning setbacks associated with this property. However, the city has expressed a desire to have a buffer along the west edge (near I-5) and the south edge along Tumwater Boulevard.

ii. (f) Construction & Occupancy Considerations: Sensitivity to Neighbors

North: To the north is a single parcel, zoned Town Center also owned by the Department of Enterprise Services and the site of the Labor and Industries headquarters building.

South: To the south is Tumwater Boulevard.

West: The parcel abuts Interstate 5 to the west.

East: To the east, across Linderson Way, are two parcels owned by the Port of Olympia.

ii. (g) Utility Extension or Relocation

Water:

There is a 12-inch water main to the north of the site that runs below 73rd Ave. There is also a 12-inch main below Tumwater Blvd to the south. An extension of the water main is required for this site.

A standard 2-inch service connection with a standard backflow prevention device will be required.

A water main loop for fire will be required around the building or buildings, and includes: backflow prevention device, Fire Dept. Connection (FDC), Post Indicator Valve (PIV), a new hydrant at the street, and new hydrants on the fire main loop.

There are drop in fees and connection fees associated with both the building service water line and the fire main.

Sewer:

The nearest sewer main is an 8-inch gravity sewer in 73rd Avenue to the north. The nearest manhole is directly northwest of the existing Department of Corrections building, located in 73rd Ave. No improvements or extension of the existing main are required. There is a sewer connection fee associated with a new sewer service.

Reclaimed Water:

Reclaimed water is currently not available to this site, and it is not required.

ii. (h) Potential Environmental Impacts:

(i) Green Space and Natural Amenities

The City of Tumwater clearing permit process requires an evaluation and report by a certified forester per Tumwater Municipal Code (TMC) 16.08.050. The results of the forester report will determine future landscaping and tree replacement requirements. Tumwater requires replanting 12 trees per acre or 20% of the number of existing trees, whichever is greater. The forester's report will determine the actual quantity of trees required to be replanted.

Development of this site requires consideration of the replanting requirements for the entire parcel. The forester report for the Edna Lucille Goodrich building reports a total number of trees on the parcel of 1,274. 20%, or 255 trees are required to be retained or replanted. This requirement is met within the pre-developed area. Meeting it for future development can be accommodated fairly easily by buffering I-5 and Linderson Way.



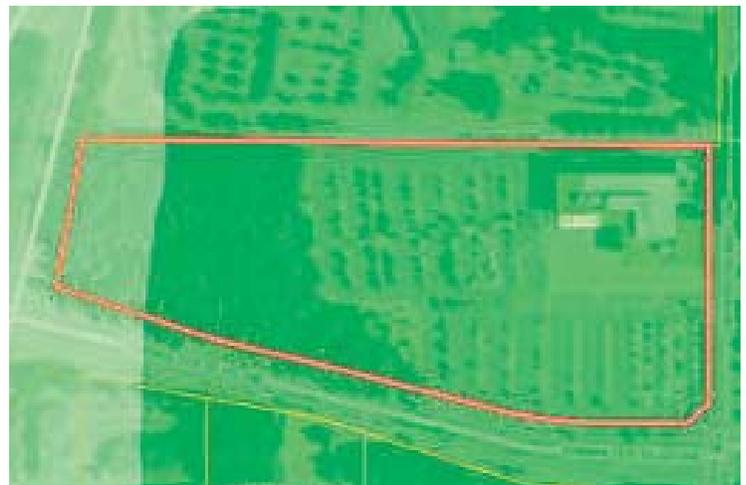
(ii) Required or Potential Site Mitigation

A Mazama pocket gopher screening and report are required. The screening consists of two site visits, 30 days apart and must take place between June 1st and October 31st of the same year. A screening was completed by EnviroVector on October 4, 2018. Final findings indicate the Mazama pocket gopher is not present on this site.

(iii) Wetlands and Shoreline Impacts

None.

According to Thurston County parcel data, the depth to groundwater is six to nine feet. The City of Tumwater requires separation of five vertical feet from groundwater to stormwater facilities. If five vertical feet cannot be provided, a mounding analysis is required. The geotechnical report and stormwater report for the Edna Lucille Goodrich building found groundwater to be at an elevation of 185.5 feet. Existing ground elevation of the site is 188 – 200 feet so mounding analysis will likely be required. The results of the mounding analysis will affect stormwater requirements for the site.



ii. (i) Parking and Access Issues

Frontage

Access to the site is provided from the north off of 73rd Avenue. As a Local Access Street, required frontage improvements include paving half the road width, 6-foot wide sidewalks, new curb and gutter, 6-foot wide planting strip, and driveways. There is no need for additional street lighting, it is already provided on the north side of 73rd Avenue.

Per discussions with the City of Tumwater, frontage improvements are not required on Linderson Way, to the east.

Much of the frontage on Tumwater Boulevard to the south has already been completed, except for 320-linear feet of shoulder to the west. Per discussions with the City of Tumwater, additional frontage improvements to Tumwater Boulevard will not be required as the Department of Transportation intends to widen the adjacent on-ramp to Interstate-5 in that area.

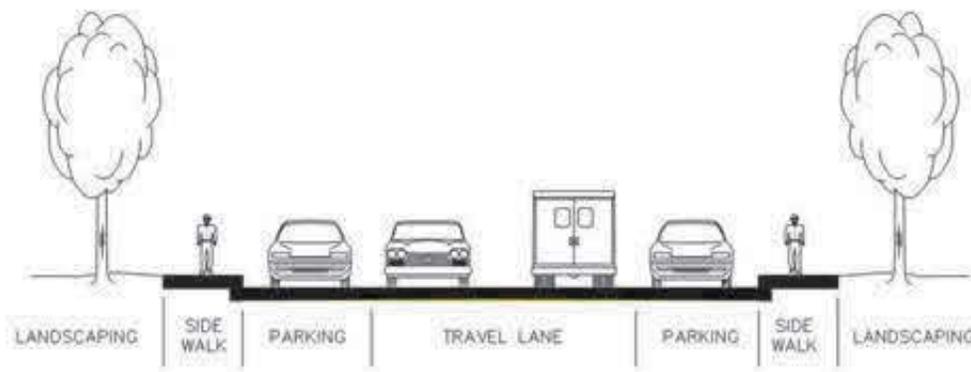
A traffic study will be required for the site. Additional frontage improvements may be required based on the results of the traffic study. It is unlikely, but a traffic signal may be required at the corner of 73rd and Linderson. A more likely requirement would be to improve the flow of traffic coming to the building by turning left from Tumwater Boulevard to the north onto Linderson. The turn lanes on Tumwater Boulevard likely have an inadequate queue length. This condition may also be addressed by retiming the existing signal.



Full width frontage improvements required where no sidewalks are present today



Existing improvements end at the building site



Full width frontage improvements

Parking

Existing surface parking associated with the Edna Lucille Goodrich building covers approximately 9 acres of this parcel. In 2003, the City of Tumwater approved a Parking Modification Request for the Edna Lucille Goodrich building to reduce the provided number of parking stalls by 35% (Appendix H). The Edna Lucille Goodrich building shares the excess capacity previously provided by the L&I building to the north.

There have been prior discussions between DES and the City of Tumwater regarding future development of this site and concerns about parking. These discussions have included the concept of a parking garage as an option. As noted in the May 9, 2018 memo from DES (Appendix G) there is no requirement for a parking garage. However, it may be needed in the future depending on the ability to meet the City of Tumwater parking ordinances with future development.

The City of Tumwater parking ordinance requires 3.5 parking stalls per 1,000 square feet of office space +/- 10%. A 55,000 square foot building would result in a range of 173-212 parking stalls. The 163 parking stalls required by L&I can be accommodated with surface parking.

If development is limited to pre-developed areas of the site, a parking structure would be required to meet Tumwater's parking ordinances. The parking structure would have to house roughly 500 stalls in order to provide parking for the new building and mitigate parking lost due to the footprint of the new buildings and the garage structure. This would exceed Tumwater's maximum stall count; however, parking stalls provided by a parking structure are exempt from maximum parking requirements. A 4-story, 500-stall parking structure is estimated to cost \$16-22 million.

ii. (j) Impact on Surrounding and Existing Development

Parcels nearby are primarily commercial. There is close access to I-5 for delivery of materials and equipment. Parking for nearby office buildings will be impacted during construction.

Other Information

According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this site is in proximity to a navigation facility and construction may impact the issuance of navigation signal reception. Notification to the FAA will be required. This is unlikely to impact development of the site considering the mature timber found on the site today and the fact that larger multi-story buildings are nearby.

Site Development Costs

Planning		\$	11,000
Site Prep		\$	600,000
Frontage		\$	536,000
Parking		\$	525,000
Water		\$	488,000
Sewer		\$	189,000
Stormwater (New Development)		\$	257,000
Stormwater (Edna Goodrich)		\$	2,845,000
SUBTOTAL		\$	5,451,000
Construction Contingency	20%	\$	1,091,000
SITE 3 TOTAL		\$	6,542,000

4.0 (C) Consistency with Applicable Long-Term Plans

The proposed project has been considered a priority by the Department of Labor and Industries since construction of the headquarters building in 1992. Reportedly, in 1992 the labs and training center were eliminated from the headquarters design and construction as a cost cutting measure. The current leased facilities for the L&I labs were originally planned as a temporary solution (less than ten years). In 2014, a predesign study recommended new construction on a new site in Tumwater. This study led to funding but also the directive to evaluate the potential for co-location with the Department of Agriculture, WSDA, which has similar laboratory needs. WSDA strategic planning efforts have recognized the need for the agency to employ more capable laboratory space for several biennia.

This predesign expands on the 2014 study by incorporating the full programmed space needs for L&I and for WSDA. By co-locating many of the buildings' core functions, conference space, office space and building circulation can be shared. The result of this predesign is a project proposal that meets the space needs of L&I and WSDA while also fulfilling the long term facility plans of both agencies. Space planning efforts have considered the need for short term and long term growth. Short term growth (within five to ten years) is prudently accommodated within the space planning of the facility to be designed and constructed. Long term or substantial growth to labs and training facilities would be accommodated with an expansion of the proposed facility.

4.0 (D) Consistency with Laws & Regulations

(i) High-Performance Public Buildings

The shared laboratory building is to be consistent with requirements from the State of Washington for state funded projects. The building will have a goal to be Net Zero energy per the executive order from the Governor of Washington. As the building will be over 5,000 SF, it will be designed, constructed and certified to the LEED Silver standard or higher. As a newly constructed, state owned facility, this building will be designed as Net Zero Ready and will include consideration of net embodied carbon.

(ii) Greenhouse Gas Emissions Reduction

The new building will be replacing two existing leased spaces that are running on older less efficient systems. The new systems will help with lower emissions than what is currently in use by each agency.

(ii) Archaeological and Cultural Resources

Review capital construction projects and land acquisitions for the purpose of a capital construction project, not undergoing Section 106 review under the National Historic Preservation Act of 1966 (Section 106), with the DAHP and affected Tribes to determine potential impacts to cultural resources. This review shall be required on all capital construction projects unless they are categorically exempted by DAHP. Cultural resources are defined as archaeological and historical sites and artifacts, and traditional areas or items of religious, ceremonial and social uses to affected tribes. This review should be done as early in the project planning process as possible.



Electric Car Charge Station
Thurston County

4.0 (D) Consistency with Laws & Regulations

Laws, Codes & Standards Applicable to L&I WSDA Safety and Health Lab and Training Center:

Abbreviation Legend

Revised Code of Washington – RCW
 Washington Administrative Code – WAC
 National Fire Protection Association – NFPA
 International Code Council – ICC
 International Association of Plumbing and Mechanical Officials – IAPMO

Applicable Washington Statutory Law

Architects: Chapter 18.08 RCW
 Engineers and Land Surveyors: Chapter 18.43 RCW
 State Building Code: Chapter 19.27 RCW
 Energy-Related Building Standards: Chapter 19.27a RCW
 Electricians and electrical installations 19.28 RCW
 Barrier Free: Chapter 70.92 RCW

Applicable Adopted Codes & Standards

ICC, International Building Code (IBC) – 2015 edition (51-50 WAC)
 ICC, International Existing Building Code (IEBC) – 2015 edition (51-50 WAC)
 ICC, Accessible and Usable Buildings – ICC A117.1 – 2009 edition (51-50 WAC)
 ICC, International Mechanical Code (IMC) – 2015 edition (51-52 WAC)
 ICC, International Fire Code (IFC) – 2015 edition (51-54A WAC)
 ICC, International Energy Conservation Code (IECC-CE), Commercial – 2015 edition (51-11C WAC)
 ICC, International Energy Conservation Code (IECC-RE), Residential – 2015 edition (51-11R WAC)
 IAPMO, Uniform Plumbing Code (UPC) – 2015 edition (51-56 WAC & 2.02.030 TMC)
 NFPA 70, National Electrical Code (NEC) – 2014 edition (296-46B WAC)
 NFPA 54, National Fuel Gas Code (NFGC) – 2015 edition (51-52 WAC)
 NFPA 58, Liquefied Petroleum Gas Code (LPGC) – 2014 edition (51-52 WAC)
 ICC, International Fuel Gas Code (IFGC) – 2015 edition (51-52 WAC)

4.0 (E) Further Study

Site Development

- Presubmission meeting with the City of Tumwater to formalize development requirements for the site. Additional steps may be required as a result of this presubmission meeting.
- The presence of high groundwater and stormwater has been documented on the sites. The predesign has taken into account an assumed cost and schedule effect to the project for high groundwater and stormwater. Further investigation; including final soils report and boring, seasonal groundwater effect, and final stormwater mitigation solutions; will need to occur to finalize these effects and costs on the project budget during future design phases.
- A traffic impact study must be completed for development. The study may reveal additional requirements that must be addressed.

State Environmental Policy Act (SEPA)

The SEPA process identifies and analyzes environmental impacts associated with governmental decisions. These decisions may be related to issuing permits for private projects, constructing public facilities, or adopting regulations, policies, and plans.

The SEPA review process helps agency decision-makers, applicants, and the public understand how the entire proposal will affect the environment. SEPA can be used to modify or deny a proposal to avoid, reduce, or compensate

4.0 (F) Distinguishable Components

i. Building Equipment Components

Major equipment such as building heating, ventilation, and air conditioning (HVAC) equipment and hot water tanks are included as part of this study and detailed in the Data Sheets for each space in the Appendix.

ii. Special Systems

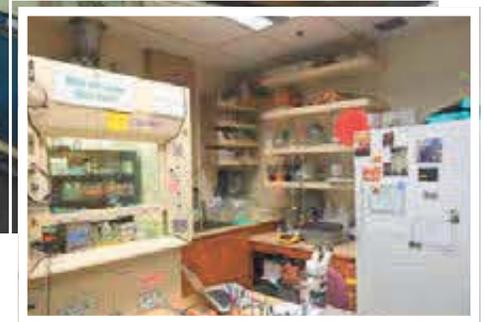
The DOSH/WSDA laboratories utilize specialized lab equipment. In order to properly maintain laboratory equipment, the spaces which house this equipment must properly control:

- + Temperature
- + Humidity
- + Vibration
- + Noise
- + Electrical

The proper environmental controls are critical for peak instrument performance. Instrument performance is required in order to give accurate results to the clients who rely on laboratory analysis.

iii. ADA Accessible Design

This facility will be designed to meet Americans with Disabilities Act (ADA) Standards for public buildings to create an inclusive and welcoming environment for all.



Laboratory equipment at L&I and WSDA facilities.

4.0 (G) Building Commissioning

The shared facility will be over 5,000 square feet, which will require a minimum of LEED Silver for the energy performance. During the design process special attention will be given to minimum energy performance, refrigerant management, and identification of additional energy savings.

Extending from design and into construction the design team will develop a Basis of Design based off of the Owner's Project Requirements for commissioning. A commissioning agent will be engaged early in the design process extending through the completion of the project. These steps are to ensure successful commissioning of the facility in accordance to American Society of Heating and Air-Conditioning Engineers (ASHAE) guidelines relating to energy, water, indoor environmental quality and durability to confirm systems function as designed.

4.0 (H) Future Phases and Plans

The recommended option is for the proposed L&I/WSDA Health and Safety Laboratory and Training Center to be constructed in a single phase (option 2) Should a phased approach be preferred, Option 5 provides for phasing. Phasing results in lower first cost but higher ultimate project cost.

4.0 (I) Project Management and Delivery Methods

i. Proposed Project Delivery Method

Considering that there are several contractual project approaches that leads to successful construction project deliveries such as Design-Bid-Build, Progressive design/build etc., the General Contractor Construction Manager (GCCM) project delivery method is preferred for this project. GCCM is an option project delivery method approach that is holistic, fosters team environment and allows participation of independent building experts in an integrative design process prone to achieving zero-net-energy or zero-net-energy-capable, and LEED building certification.

Green building solutions, construction ideas and energy optimization strategies are considered early during the design process. The contractor is on-board early before the schematic design, and a Guarantee Maximum Price (GMP) is set between 30 to 90% designs. The contractor is not selected based on low bids, and it is easier to attract small bid package bidders during the subcontractors' solicitations and contracts award process.

The GCCM bring qualifications to the contractor selection and the project by:

- Providing constructibility review.
- Providing cost estimating.
- Developing construction bid packages or self-perform.
- Managing and control execution of work.
- Meeting budget and schedule.
- Preventing value engineering that affects green solutions.
- Providing earlier assurance of cost, depending on structure.

ii. Proposed Project Management Structure

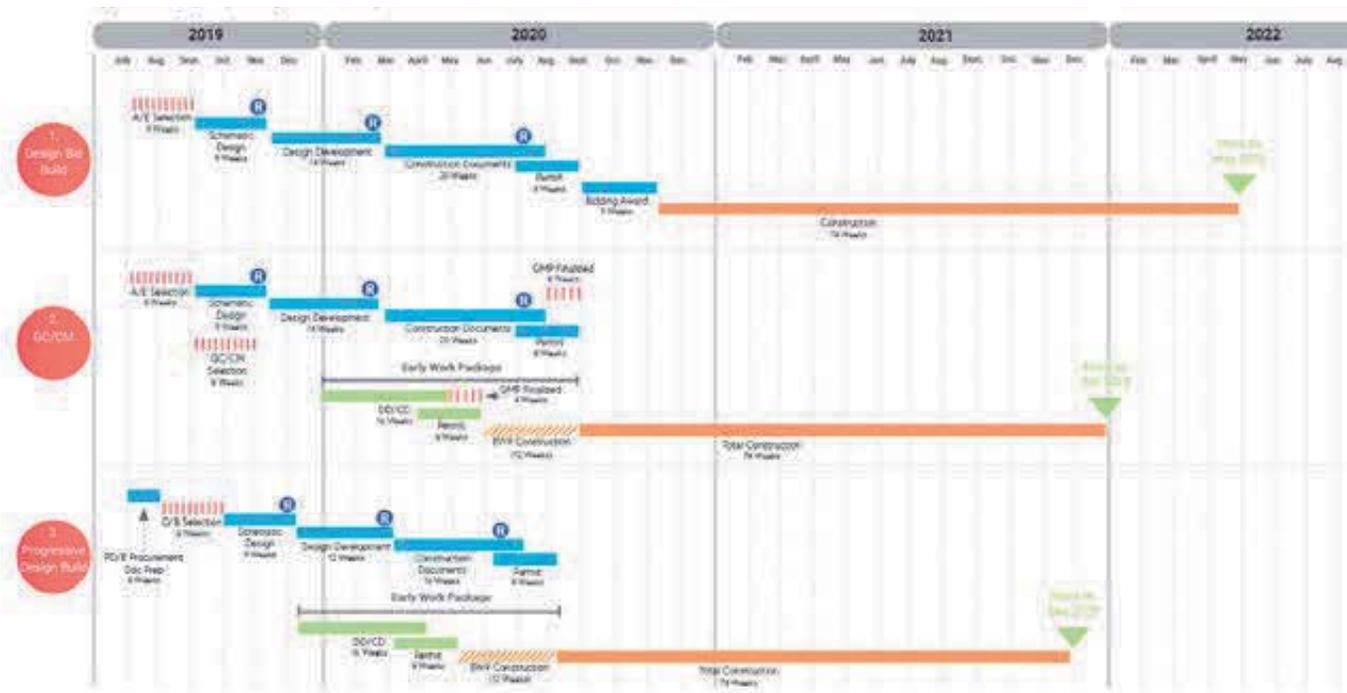
Washington State’s Department of Enterprise Services (DES) will provide a Project Manager responsible for managing the design and construction contract. DES’s Project Manager will also serve as the liaison between DES stakeholders, the design team and contractor. The DES Project Manager will also be responsible for the project’s budget control and schedule compliance.

The Engineering & Architectural Services office of Labor and Industries Capital Projects Director will be the Owner’s Representative responsible for preparing and submitting the Owner’s Project Requirements (OPR) for the L&I / WSDA Safety & Health Lab and Training Center project.

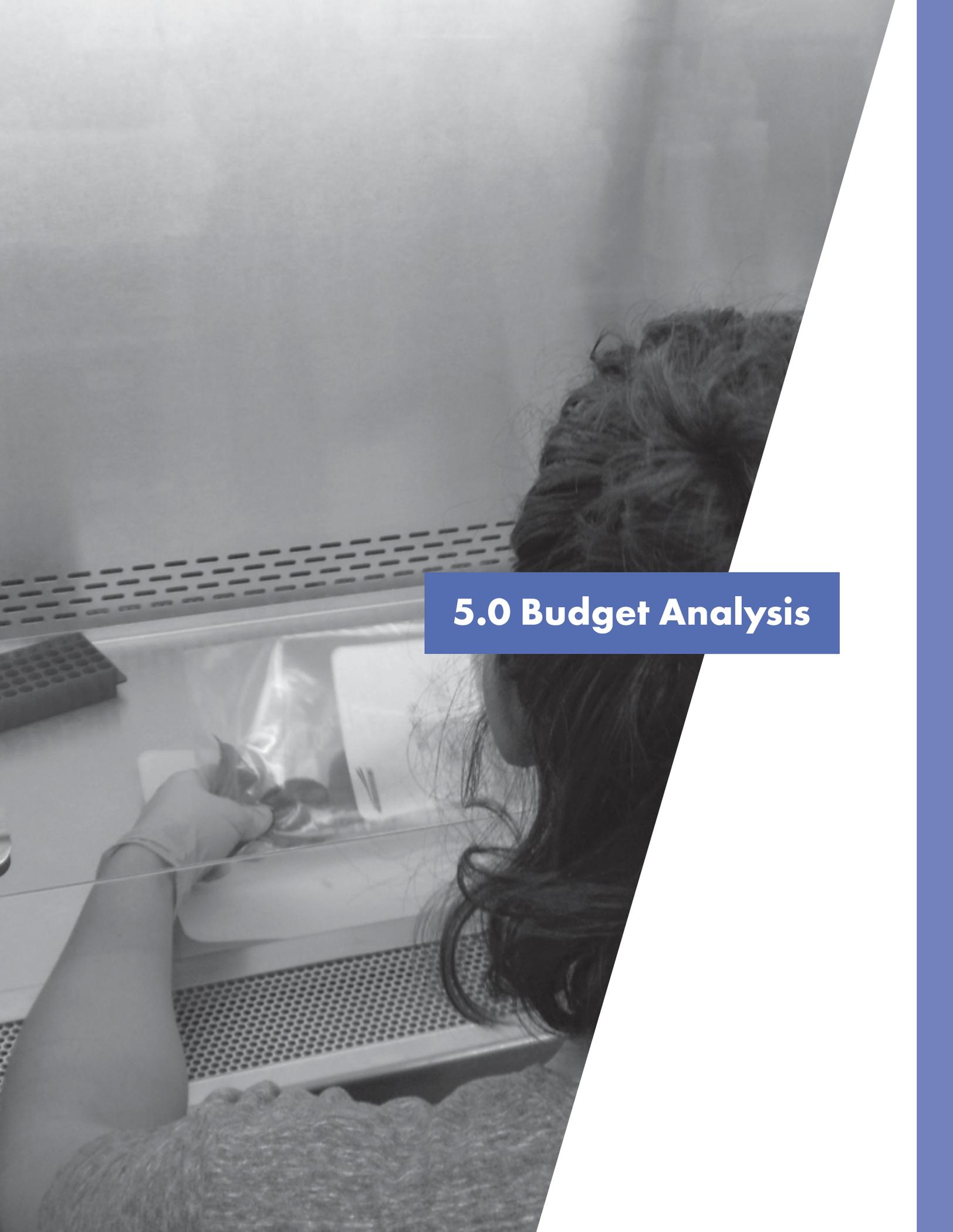
This project will require some/all of the following consultant services (typically managed through the Architect as the prime consultant):

- | | |
|---|--|
| Architect | Energy Code Consultant |
| Civil Engineer | Commissioning Agent |
| Structural Engineer | Cost Estimator |
| Mechanical (HVAC and Plumbing) Engineer | LEED Consultant |
| Electrical Engineer | Building Envelope Consultant |
| Telecommunications / IT Designer | Surveyor |
| Landscape Architect | Utility Locating Service |
| Geotechnical Engineer | Materials Testing and Special Inspection Service |
| Security Consultant | Testing and Balancing Service |
| Acoustical Consultant | Value Engineering Team |
| Archaeologist | Constructibility Review Team |
| Traffic Engineer | Lab Design Specialist |
| Fire Protection Engineer | |

4.0 (J) Schedule (Alternatives)



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5.0 Budget Analysis

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5.0 Project Budget Analysis for the Preferred Option

5.0 (A) Cost Estimate

i. Major Assumptions used in Preparing the Cost Estimate

Laboratory Design Cost Assumptions

The following examples demonstrate recently designed and/or constructed laboratory projects of similar complexity to the L&I/WSDA Safety and Health Lab and Training Center. The projects were used as sources to develop basis levels of project quality and performance which informed the development of cost models for the L&I/WSDA Shared Facility. The currently L&I/WSDA Shared Facility is estimated at \$623/PSF MACC cost.

Sample of Regional Public Agency Health and Lab Buildings:



- + **Washington State Public Health Lab Renovation and Expansion, Shoreline, WA**
MACC PSF = \$789/SQFT | Total SQFT = 10,000 | Constructed 2009
- + **Washington State University Terre View Research Facility, Pullman, WA**
- + **Marine Studies Building Project - Oregon State University Science Building, Newport, OR**
MACC PSF = \$846/SQFT | Total SQFT = 73,000 | Project Completion 2020
- + **Health Sciences Building - Central Washington University, Ellensburg, WA**
MACC PSF = \$618/SQFT | Total SQFT = 80,000 | Project Completion TBD

5.0 (A) Cost Estimate

i. Major Assumptions Used in Preparing the Cost Estimate

- Cost assumes a General Contractor Construction Manager (GC/CM) form of project delivery. This was selected due to the technical nature of a laboratory facility both from a design and construction stand point.
- Cost estimate assumes competitive bidding of all trades, and is reflective of probable range of bids in a competitive bid market. Actual bids will vary from the project budgets list previously due to scope, design estimating, bid market and other uncertainties.
- Site work is based on the cost of preparing the 3 sites being considered and the unique features and requirements of each site individually.
- Cost estimate includes planning, site preparation, frontage improvements, parking to comply with jurisdictional planning requirements, power, water, sewer, and stormwater utilities from off site connection to entry of the building.
- Cost estimates include the minimal assumed level of hazardous material abatement based on the known features of each site.
- Cost estimate does not include cost of contract administration by the Owners and/or State of WA DES Project Management Staff
- Cost estimate does not include cost of contract administration by a 3rd party program management or project management consultant.
- Site acquisition costs (sites are State of Washington Owned) are not included in the cost estimates.
- Foundation system consists of conventional strip footings and concrete foundations at minimum depth to be below frost depth.
- Floor system is a 5"-6" reinforced concrete slab on-grade floor system over a vapor barrier and compacted gravel base.
- Building superstructure consists of structural steel joists, steel beams, and corrugated metal roof deck, all spray fire proofed supported by steel columns and lateral brace frames.
- Building enclosure consists of a combination of insulated steel stud framed walls, rainscreen panel system, aluminum frame windows, aluminum storefront, metal shading devices, hollow metal doors and frames.
- Roofing is a sheet membrane roofing over ridged insulation with internal roof drainage system, fall protection system, and external overflow scuppers.
- Interior construction consists of metal stud framed walls, drywall finish, hollow metal doors, frames and relites.
- Floor wall and ceiling finishes have been estimated per the provided program summary in the room data sheets.
- Lab grade casework and metal racking systems have been estimated per the provided program summary in the room data sheets.
- Design Contingency is 10%
- GCCM Risk Contingency is 3%
- General Conditions is 12%
- Contractor OH&P is 5%.

Difference between 2014 Predesign and 2018 Predesign Project Budgets

- The 2014 Predesign programmed a 29,500 gsf L&I only facility with an estimated total project cost of \$13,152,000 prior to escalation. This resulted in an estimated project budget per square foot of approximately \$446/gsf in 2014 dollars.
- The 2014 estimate assumed a generic site and applied only \$770,250 in site and construction improvements, which resulted in a fully burdened project budget for site improvements in 2014 dollars of approximately \$1,634,000. The 2014 site budget did not include street frontage improvements which are approximately \$700,000 in the current preferred site option. Estimated 2014 site costs were substantially lower than the anticipated parking and storm sewer budgets that are required to develop the current preferred site. Different site conditions results in over a \$101/gsf project budget increase when comparing the project budgets from the 2014 predesign to the 2018 Predesign.
- The 2014 Predesign also assumed 2.5% escalation/year from 2014-2015. 4.9% escalation/year actually occurred in the Olympia region from 2014-2016. 5.0% escalation/year occurred in the Olympia region from 2016-2018. 4.72-6.5% escalation/year are forecasted from 2019-2021.
- When adjusting for only the site budget factors for the preferred site and actual escalation factors from 2014-2019 the 2014 Predesign project budget per square foot would be revised from \$446/gsf to \$745/gsf in 2018 dollars.
- Additionally, the 2014 estimate assumed tilt up wall panel construction, metal siding enclosure systems and hollow metal windows. The current estimate assumes rainscreens, storefront glazing and exterior enclosure systems commiserate with the 2016 Capital Campus Design Guidelines and Construction Standards that are applicable to the current recommended site on South Capital Campus. These requirements impose an estimated 8-12% increase in cost over what was estimated in 2014.
- Additionally, the more restrictive code requirements that have been adopted since 2014 for both life safety and energy, including Executive Order 18-01 State Zero Net Energy (ZNE) compliance with Efficiency and Environmental Performance, have estimated budgetary implications, in the range of 12-16% increase in first cost.

Thus, the 2014 Predesign facility escalated to 2021, sited on the preferred site, meeting the 2016 Capital Campus Design Guidelines and Construction Standards, and complying with Executive Order 18-01 results in a total project budget estimate range of \$897-941/gsf.

Selected Option - C-100 Summary

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	L&I / WSDA	
Project Name	Safety & Health Lab and Training Center	
OFM Project Number	2018-507	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$1,242,500	Acquisition Subtotal Escalated	\$1,242,500

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$1,733,344		
Extra Services	\$2,233,000		
Other Services	\$834,749		
Design Services Contingency	\$240,055		
Consultant Services Subtotal	\$5,041,147	Consultant Services Subtotal Escalated	\$5,321,761

Construction			
GC/CM Risk Contingency	\$917,827		
GC/CM or D/B Costs	\$4,679,533		
Construction Contingencies	\$1,529,711	Construction Contingencies Escalated	\$1,662,644
Maximum Allowable Construction Cost (MACC)	\$30,594,228	Maximum Allowable Construction Cost (MACC) Escalated	\$33,119,378
Sales Tax	\$3,357,196	Sales Tax Escalated	\$3,637,056
Construction Subtotal	\$41,078,495	Construction Subtotal Escalated	\$44,502,849

Equipment			
Equipment	\$1,401,000		
Sales Tax	\$124,689		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,525,689	Equipment Subtotal Escalated	\$1,658,272

Artwork			
Artwork Subtotal	\$165,597	Artwork Subtotal Escalated	\$165,597

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$292,750	Other Costs Subtotal Escalated	\$312,131

Project Cost Estimate			
Total Project	\$49,346,177	Total Project Escalated	\$53,203,110
		Rounded Escalated Total	\$53,203,000

5.0 (B) Proposed Funding

As administrators of the state's workers' compensation system, the Washington State Department of Labor and Industries is similar to a large insurance company, providing medical and limited wage-replacement coverage to workers who suffer job-related injuries and illness. Workers' compensation provides no-fault industrial insurance coverage for most employers and workers in Washington State. Employers and workers pay into an insurance pool for insurance coverage (Accident and Medical Aid Accounts, Funds 608 & 609). State Funds 608 & 609 are both non-allotted and non-appropriated (payment injury claims) and appropriated by the Legislature (the department's operating budget).

The proposed funding mechanism for this project is to utilize available funding in the Accident and Medical Aid Accounts. This building will be owned and operated by Labor and Industries, and the Washington State Department of Agriculture will lease the laboratory space to support their programs.

Account Code	Account Title	Total Budget
608-1	Accident – State	\$45,223,000
609-1	Medical Aid – State	\$7,980,000

5.0 (C) Operation and Maintenance

i. Anticipated Impact of the Proposed Project on the Operating Budget

The proposed cost estimates for operation and maintenance cost are based on the LNI baseline 2015-2021-Six Year Plan provided by OFM.

Current is based on Lease Agreement from July 1, 2014- June 30, 2019. Janitorial, Security, Garbage and Utilities are based on FY 2018.

Increased Cost after 5 year agreement is based on CPI-U provided by OFM.

Estimated date to move into new building FY 2022.

Current Lease, Maintenance & Operations Cost			Proposed Maintenance & Operations Cost	
Current Square Footage	21,354		Proposed Square Footage	53,154
	Annual Cost	FY 14 Operating Cost GSF/YR		Operating Cost GSF/YR
Leases	\$332,615.95	16.17	Leases	-
Janitorial	\$17,528.16	.85	Janitorial	2
Security	\$275.00	0.01	Security	.10
Garbage / Recycle	\$3,804.50	0.18	Garbage / Recycle	.13
Utilities	\$97,276.48	4.73	Utilities	3
Maintenance & Repairs	\$205,700.00	10	Maintenance & Repairs	2
Grounds	\$10,285	0.5	Grounds	.1
Management	-	-	Management	.94
Road Clear	-	-	Road Clear	.09
Pest Control	-	-	Pest Control	.05
Total	\$692,723.76	32.44	Total	8.41 \$447,025

ii. Five Biennia of Capital and Operation Costs

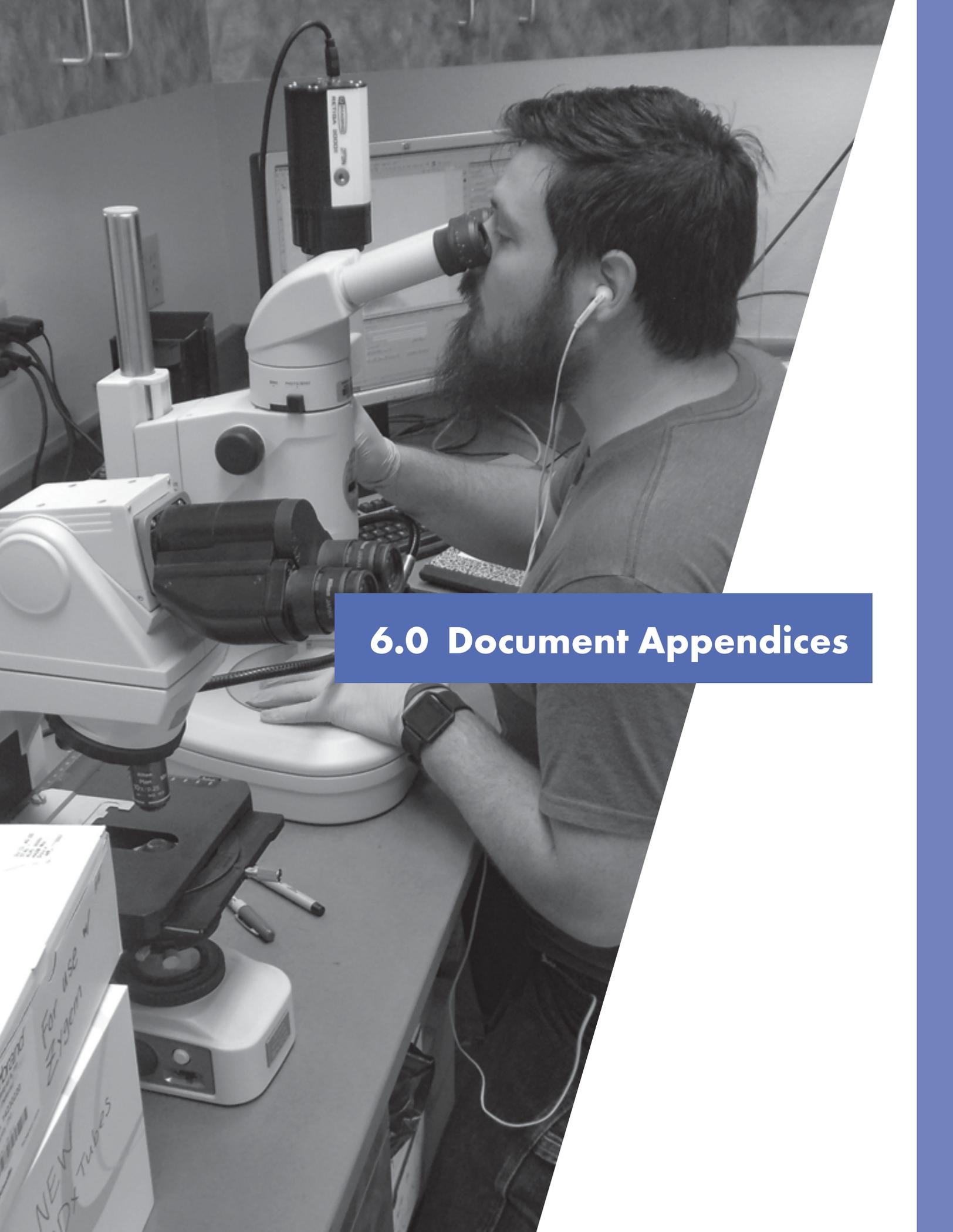
Operation & Maintenance for 5 Biennia											
Current Square Footage	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Total
Current Lease, Maintenance & Operation Cost	\$692,723	\$692,723	\$776,135	\$776,135	\$776,135	\$776,135	\$776,135	\$869,589	\$869,589	\$869,589	\$8,651,023
Proposed with New Building	\$0	\$0	\$0	\$0	\$447,025	\$447,025	\$447,025	\$447,025	\$447,025	\$500,851	\$2,735,976

Any additional cost after the project is finished would be a request in the operating budget.

5.0 (D) Furniture, Fixtures and Equipment

The following are major assumptions for FF&E budget.

- Estimate does not include any scientific or research equipment. All existing equipment at DOSH and WSDA laboratories will be moved to the new facility. A moving budget has been allocated to the budget.
- All workstation office and laboratory systems furniture cubicles, office furniture, desks, task chairs, and guest chairs have been budgeted.
- All conference room tables and chairs have been budgeted.
- Markerboards have been budgeted for each conference room.
- High mass storage rack systems has been budgeted for the Critical infrastructure Space.
- Recycling and trash bins have been budgeted for each work area and all meeting and conference spaces.



6.0 Document Appendices



STATE CAPITOL COMMITTEE
Regular Meeting
Legislative Building, Senate Rules Room
Olympia, Washington 98504

July 11, 2019
10:00 AM

Final Minutes- Approved by SCC on 09/19/19

SCC MEMBERS PRESENT:

Lieutenant Governor Cyrus Habib (*Chair*)
Josh Wilund (for Commissioner of Public Lands Hilary Franz)
Mark Neary (for Secretary of State Kim Wyman)
Kelly Wicker, Governor's Designee

OTHERS PRESENT:

Reuben Amamilo, Department of Labor & Industries
Pete Anderson, Cornerstone Architectural Group
Mark Beardemphl, KMB Architects
Sharon Case, South Capitol NH Assn.
Max DeJarnatt, City of Olympia
Kevin Dragon, Department of Enterprise Services
Bill Ecker, KMB Architects
Bill Frare, Department of Enterprise Services
Mark Fromme, Department of Enterprise Services
Rory Godinez, Washington Patriot Construction
Jeff Gonzales, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services
Linda Kent, Department of Enterprise Services

Chris Liu, Department of Enterprise Services
Cora McClarty, Department of Enterprise Services
Annette Meyer, Department of Enterprise Services
Ruben Nuñez, KMB Architects
Rachel Newmann, South Capitol NH Association
Maurice Perigo, Department of Labor & Industries
Jennifer Reynolds, Department of Enterprise Services
Jairus Rice, Employment Security Department
Shelly Sadie-Hill, Department of Enterprise Services
Neil Shaw, Washington Patriot Construction
Michael Van Gelder, Department of Enterprise Services
Oliver Wu, Department of Enterprise Services

Call Meeting to Order, General Announcements, and Approval of the Agenda - Action

Lt. Governor/Chair Cyrus Habib called the State Capitol Committee (SCC) to order at 10:03 a.m., and acknowledged members in attendance.

Approval of February 21, 2019 Minutes - Action

The minutes of February 21, 2019 were approved as published.

Employment Security Building – Predesign - Action

Jairus Rice, Chief Information Officer, Employment Security Department (ESD), and Bill Ecker, Project Manager, KMB Architects, briefed the committee on the ESD Headquarters Building Renovation project. Mr. Ecker is serving as the project manager and is leading the project on behalf of ESD.

Mr. Rice reported the ESD Headquarters Building was constructed in 1961. No major renovations to the building have been completed since it was constructed other than upgrading building systems periodically to address failures. Major problems include all major building systems, inadequate or nonexistent building insulation, building envelope failures, leaking or cracked single-pane aluminum framed windows, inefficient or obsolete mechanical systems affecting the ability to maintain a comfortable environment for employees and customers, and the inability to meet current efficiency and performance requirements as required by Executive Order 18-01. Additionally, the building is experiencing significant functional and code deficiencies. The building is neither ADA compliant nor ADA accessible. Work spaces are not configured to current standards for the modern work environment. ESD also has unmet organizational and institutional client space needs.

Mr. Ecker reviewed the predesign options and preferred recommendation moving forward. To assist KMB Architects, the team received a copy of the Building Condition Assessment report completed in 2006. The thorough assessment was based on 2006 conditions, which continue to exist today. ESD also performed a self-funded energy audit in 2017 documenting functional and lifecycle costs of all existing systems. KMB Architects considered the information in addition to other directives guiding the predesign.

The recommended alternative is a major renovation of the entire building to include energy upgrades, interior and exterior cosmetic upgrades, and a seismic retrofit to meet current seismic standards.

Project goals (programmatic & functional) identified for the project include:

- Create a co-located, shared use efficient space including offices, conference spaces, and core building functions.
- Facility compliant with Governors Executive Order 18-01 “Net Zero Ready.”
- High efficiency LEED Silver Certification in accordance with Executive Order 05-01.
- Modern, accessible workplace in accordance with Executive Order 16-07 - *Building A Modern Work Environment*.
- Improve facilities to meet agency mission, goals, and RCW obligations.
- Maintain historic character of Capitol Campus architecture.
- Enhance safety and building longevity in the event of a major earthquake.

The team studied several alternative development scenarios. The first option considered renovation of the entire building without seismic bracing to provide an open office concept utilizing a semi-phased approach. The team discounted the scenario because extending the schedule would be too disruptive for ESD to provide service and the alternative would be much more costly. The second alternative was a major renovation including the seismic upgrades. The second alternative was selected as the preferred alternative because of the necessity of upgrading all building systems to extend the building’s life for another 50 years. The third scenario as required by the Office of Financial Management (OFM) was a no action scenario. Because of the current and ongoing deterioration of the building, the team believes the no action option would be unwise.

The project cost of the preferred alternative speaks to the importance of using the GC/CM alternative delivery method, which provides competitive bids and input from the contractor during the design process. ESD would vacate the building during the course of construction giving the contractor free access to the entire building and reducing the need to maintain building systems during construction. Not included in the project cost is the contract administration cost; however, risk contingency costs are included of 3% for the GC/CM, 13% for general conditions, and 5% for the contractor overhead and profit (O&P). Project cost is estimated to be \$28.5 million escalating to approximately \$31.4 in future costs.

The concept project schedule is based on the cycle of funding, programming, and commitment decisions. The current schedule is dependent upon a supplemental funding request for design extending through the middle of 2021 with the remaining funding received by the second biennium to establish a completion date by the end of 2023. The schedule is contingent on programmatic needs of the agency and legislative input and feedback.

Kevin Dragon, Program Manager/Acting Campus Architect, added that ESD and DES are working collaboratively on the schedule to line up with funding and agency goals and objectives.

Chair Habib inquired about the inclusion of security elements within the project. The factors and considerations for the project appear not to include security other than for seismic safety and environmental sustainability. He asked about the mechanism that DES employs to incorporate security within the predesign component. He suggested a smart way could entail obtaining input from experts on the front end of the design effort to ensure the addition of state-of-the-art security supported through the state’s policy choices for security on campus.

Assistant Director Frare advised that at this time, DES is incorporating safety and security components within DES processes, but not comprehensively. For example, the Newhouse pre-design included a security subconsultant for advice on security. DES also considered security during the pre-design efforts for the Child Care facility. During

the ESD pre-design, security experts were not included; however, security could definitely be included during the design process. As a state, one issue to resolve is whether the security aspect and the level of security should be included in a building's design. Because of the broad range of security elements, such as shatter resistant windows, metal detectors, or other security features, it would be important to establish standards for Capitol Campus security. It is definitely easier to incorporate security features into the early design process rather than adding security features later. DES is currently updating processes to include security features.

Chair Habib responded that although he does not wish to appear as an alarmist, it is not inconceivable that someone who perceives to be wronged by the state or received notice of a discontinued benefit or service could pose as a threat to the safety of state employees. Today, domestic conflicts often spill into the workplace. There are unique features to government, which is why it is difficult to enter a federal building in this country without going through a metal detector. It is not inconceivable a disgruntled individual might do something rash or try to intimidate. The Commissioner of ESD is a former United States Senate confirmed Ambassador who was subject to security protections while in federal service. There are different dynamics in each individual workplace on the campus. His concern at a process level is that it doesn't appear security is factored within pre-design efforts for projects or an assessment by law enforcement experts to review security risks and vulnerabilities of buildings. Experts could present a menu of options and costs for review and consideration by the Capitol Campus Design Advisory Committee and the State Capitol Committee or even OFM. That process should be included in the alternatives analysis.

Assistant Director Frare acknowledged the comments and emphasized how opportunities are available to complete an assessment to develop security options during the design process.

Manager Dragon added that the scope of the predesign did not include security; however, security professionals on campus were provided with a copy of the predesign. He anticipates that ongoing conversations with ESD will speak to some of the agency's security initiatives and agency functions, such as whether additional hardening of the front entrance might affect how the agency interacts with clientele. Those discussions would occur during the initial design phase to ensure against the loss of opportunities to ensure overall security of the facility.

Chair Habib questioned why such considerations occur later in the process as those discussions should occur in concert during discussions on the scope of the project, seismic improvements, and environmental considerations. Manager Dragon advised that DES is evolving practices to include campus security, building maintenance, and ownership-related issues on property and encumbrances, which previously have been overlooked during predesign.

Josh Wilund asked whether current and future space needs were factored, as well as whether an analysis was completed of building new versus renovation of the building. Mr. Rice responded that all factors were considered and continue to be assessed in conjunction with new agency programmatic needs that emerged from the last legislative session. The Executive Leadership Team of ESD has scheduled a discussion on how the project will relate to future space needs. The option of a new building was considered but because the ESD Building was funded with federal dollars in 1961, any demolition or sale of the building would require a payback to the federal government.

Manager Dragon pointed out that from a design perspective the ESD Building is a twin to the Highway Licensing Building. The master plan for East Campus identifies both buildings as flanking East Plaza both to the north and to the south. Similar architectural elements are featured on both buildings.

Assistant Director Frare advised that the next step is submitting the predesign to OFM for approval and then forwarding the package to the Legislature. The requested action before the committee is to approve the findings.

Chair Habib said he would prefer, within available means, to include some formal involvement by campus security/Washington State Patrol (WSP) to analyze security defects in the existing building and identify a menu of options for consideration. The lack of security in the findings speaks to incomplete findings. While he appreciates evaluation of security elements would occur during the design process, a predesign is completed for a reason, as it provides the Legislature with information on total design costs, especially if there are costs associated with security features.

Assistant Director Frare inquired about the expiration of the predesign appropriation. Mr. Rice advised that the appropriation expired on June 1, 2019. Assistant Director Frare asked whether other sources of funds would be available for security investigation. Mr. Rice replied that he is confident ESD would partner with DES, Capitol Campus Security, and WSP to complete a study and identify some recommendations as part of the project.

Assistant Director Frare questioned how the committee's meeting schedule might affect the timing of the budget submittal. Kelly Wicker advised that all budget submittals are due to the Governor's Office in early October. Chair Habib suggested rescheduling the committee meeting during the second week in September to enable ESD to meet its deadline.

Chair Habib noted that action on the proposal would be deferred until the September meeting. He thanked DES and ESD for identifying resources to address security elements.

L&I/WSDA Safety & Health Lab and Training Center – Predesign – Action

Chair Habib recognized Bill Frare, Assistant Director, DES; Oliver Wu, DES Project Manager; and Dr. Reuben Amamilo, Capital Projects Director, Department of Labor and Industries (L&I).

Manager Dragon reported DES has been working with L&I to complete a predesign for a new facility located in the Tumwater area to meet L&I's operational needs for both safety and lab programs.

Dr. Amamilo briefed the committee on the purpose of the project. Both L&I and the Washington State Department of Agriculture (WSDA) operate various labs. Existing labs are located in leased and inefficient buildings. WSDA currently has four labs and L&I operates the Industrial Hygiene Lab at a leased building located off Plum Street in Olympia. The building was originally designed to house office employees and was adapted to accommodate the lab. The location presents a series of issues with vibration and settling. During construction, fill was added to the site, which contributes to ongoing settling of the building and cracks to the building's foundation.

WSDA's Food and Safety Lab is located in an older building with no elevator. The building houses three labs and the lack of functionality in existing lab spaces threaten the agency's ability to respond.

The proposal provides an opportunity for the state to combine the five labs in one building creating efficiency for both agencies and providing one-stop shopping for lab customers, while also reducing costs. The agencies would partner on the project and create value for the state. Another feature of the project is creating a zero net energy building and achieving Platinum LEED certification.

Dr. Amamilo introduced Mark Beardemphl with KMB Architects, and Maurice Perigo, Facilities Program Director, L&I.

Mr. Beardemphl briefed the committee on predesign efforts. He worked closely with all project stakeholders with L&I and WSDA on the L&I/WSDA Safety & Health Lab and Training Center project. Within the predesign, critical and important work was highlighted by both agencies. The work completed by L&I and the Department of Safety and Health is to prevent worker injury, illness, and potential death. That work is completed in offices, laboratories, and at a training center. All those activities have been completed in leased facilities over the last 20 years. The facilities are inadequate in both performance and size. The training center is nearly non-existent with training tasks completed from spec office spaces that do not meet needs. The work completed by WSDA is important to protect the state's food supply and to prevent disease outbreak and pest infestation. The agency is located in inadequate and inefficient leased facilities.

Within the predesign, the recommended alternative is a new shared facility for both L&I-DOSH and WSDA meeting 100% of all program needs. The proposal includes a DOSH-focused training center. The building would be approximately 53,000 square feet in size.

Goals for the project include:

- Create a co-located, shared use space including offices, conference spaces, and core building functions.
- Facility compliant with Governors Executive Order 18-014 "Net Zero Ready."

- High efficiency LEED Silver Certification (at a minimum) in accordance with Executive Order 05-01.
- Modern, accessible workplace in accordance with Executive Order 16-07 – *Building A Modern Work Environment*.
- Adequate facilities meeting agency mission, goals, and RCW obligations.
- Modern laboratories for reliable, expeditious results to better serve stakeholders.
- Increase in availability of critical training programs for workplace safety - the facility would provide the adequate space designed to handle the equipment and the exercises necessary for critical training.

Several alternative development scenarios were studied. The first alternative was a larger facility accommodating all program needs for L&I and WSDA, as well as, a large agency-wide training center to total a 64,000 square-foot building. The preferred alternative (Option 2) would be a smaller building of approximately 53,000 square feet, which also includes a DOSH-L&I training center. Option 3 included a 48,000 square-foot building with no training center. Option 4 included a reduced program of 30,000 square feet, which would not meet programming requirements of both agencies. Option 5 employed a phased approach over time. The option was not preferred because of the increase in costs because of project phasing over multiple biennia. Option 6 was the no action alternative as required by OFM. The team discussed the consequences of no action.

Chair Habib asked whether the primary purpose of the facility is for training or for testing and other lab processes. Mr. Beardemphl said the primary function of the facility would revolve around the laboratory; however, training is an important element. The training component involves training of clients, such as contractors and business owners on industry-specific safety procedures. Recent news of accidents at construction sites speak to the importance of training. The current training site includes mock-up scenarios to teach contractors how to use fall protection properly on a construction site. Currently, training is conducted within spec office space without the actual facilities or sufficient ceiling height, as well as outdoor space to house larger equipment. Critical safety training is being conducted by the agency without the benefit of adequate training facilities.

Chair Habib asked whether training is provided to contractors working on private projects. Dr. Amamilo explained that L&I provides state-wide safety training for different construction trades, which speaks to the need to use similar equipment utilized in the industry. Chair Habib asked whether training provides a revenue source for L&I. Dr. Amamilo said training is offered as part of the DOSH program, which is mandated by the state to reduce workplace injuries and death. A death of a worker becomes a state liability.

Mr. Beardemphl reviewed the recommended facility site. The preferred site is the Edna Goodrich site located adjacent to the existing L&I Headquarters Building and west of the existing Department of Corrections Headquarters Building in Tumwater. The site was recommended because of its close proximity to L&I and to Interstate 5. Other development factors included no latecomer fees, frontage improvements, and parking.

Manager Dragon noted that the Secretary of State's new building proposal is on the opposite side of Linderson Way. The Edna Goodrich site is part of the Tumwater Satellite Campus, which is administered as part of the State Capitol Campus.

Mr. Beardemphl said the team also examined additional state-owned properties. Those alternative sites included a site off 88th Avenue in Olympia and a site off Desmond Drive in Lacey. Both sites were considered but had more drawbacks than the Tumwater site. The preferred Tumwater site is undeveloped.

Manager Dragon said the site is located on the Edna Goodrich Building parcel housing both the Department of Corrections and Department of Transportation. The undeveloped site is located in the rear of the parcel with access provided by the road serving the L&I Building.

Mr. Beardemphl reported the project budget developed during the predesign assumes a GC/CM project delivery method with site work specific to the preferred site. The estimated cost of the project is \$53 million with a total of \$33 million as the maximum allowable construction cost (MACC).

Mr. Wilund asked whether the budget estimate reflects legislatively mandated LEED Silver or LEED Platinum. Mr. Beardemphl said the estimate is based on achieving LEED Platinum. During the predesign process, lifecycle cost analysis was completed with assumptions included for a code-compliant building, LEED silver, or a LEED

Platinum net zero energy building to meet the Governor's Executive Order. The analysis considered those costs and projected them over a 50-year lifespan. Although the results were close, the results pointed to pursuing the net-zero energy ready LEED Platinum building option.

Manager Dragon added that at the time the law was adopted, DES required LEED Silver, which is a different certification than today's Silver certification. LEED Platinum includes different criteria with higher performance and efficiencies.

Mr. Beardemphl reported the project schedule reflects the design process beginning in September and concluding in August 2020. Major construction is scheduled to begin in September 2020 through October 2021 with a projected move-in sometime in January 2022. The schedule is somewhat aggressive. The GC/CM delivery method supports the aggressive schedule and includes an early work package to take advantage of the GC/CM's involvement by working closely with the design team during schematic design. That enables the team to develop the early site work package for clearing, utility, and land development beginning in June 2020. The building construction package would follow in September 2020.

Manager Dragon reported the project was submitted in the budget package for 2021 and received an appropriation of \$52.3 million. Efforts are underway to secure the allocation necessary to begin the procurement of the architectural and engineering (A/E) groups, as well as the GC/CM to begin work as quickly as possible.

Dr. Amamilo said the document accompanying the predesign would include the package of solicitations for the RFP/RFQ for the A/E teams and the GC/CM. Project requirements were developed with a focus on safety and security. Although each lab is unique, safety requirement standards are required to meet state and federal requirements. Additionally, general security of the exterior building site was considered and how it fits within the existing south campus area.

Chair Habib asked whether the selection of the preferred alternative and corresponding cost were determined after the appropriation. Manager Dragon said the preferred alternative and project cost was determined and included within the proposed appropriation for the project. Chair Habib asked whether the proposal was presented to the Capital Budget Committee. Mr. Dragon said the budget request was included in the agency's request as part of its capital budget proposal.

Chair Habib asked how the timing of the committee's review and preferred action fits within the overall schedule of the appropriation decision. Manager Dragon said that unfortunately, the committee's review was not within that timeline as DES scheduled the review to the committee to present information on the preferred alternative, as well as the alternatives that were considered. The predesign should have been presented to the CCDAC and the SCC prior to the selection of the preferred alternative; however, because of the aggressive timeline for approval of the capital budget during the last biennial cycle and the work required to arrive at this point, it conflicted with the timing of the committee's review.

Chair Habib pointed out the committee has met previously during the earlier part of the year. He questioned the reason for not presenting the proposal to the committee during those earlier meetings. Mr. Dragon replied that he did not have a good response, other than the proposal should have been presented to the committee. The process of predesign, elements of a predesign, and timeline of a predesign are being comprehensively re-evaluated by the DES Planning and Project Delivery team to avoid those types of situations.

Chair Habib offered that it is likely legislators would be disappointed to learn about the lack of a review as legislators operate under the assumption that an iterative process was completed. The Governor and OFM have a role to play in presenting proposals to the Legislature; however, the Legislature also refers to the committee and CCDAC for a public process to consider a proposal and any issues, such as security issues as mentioned during the previous project review. It would likely be disappointing to legislators to learn that the process, whether good or bad, was not followed. Some discussions should be scheduled to clarify the review process by the committee, as it appears the process has been ignored. Funding decisions are being rendered that are zero sum at the end of the day without the benefit of an appropriate process. Legislators lack the time to examine the different alternatives and ask questions the committee typically would have had the opportunity to ask. The process has become disappointing and warrants scheduling a conversation followed by a discussion by the committee on the

requirements of the law, potential changes to the statute if necessary, or a change in practice. It appears that action on the proposal is moot. He questioned whether that stance would be fair.

Director Liu acknowledged the points and the comments as factual.

Chair Habib recommended scheduling a conversation between him and DES before the next meeting. Director Liu confirmed the request.

East Plaza Water Infiltration Repairs (5B) – Informational

Chair Habib recognized Jeff Gonzales, DES Project Manager.

Manager Gonzales introduced project team members Jennifer Reynolds, Communications Manager, DES; Shelly Sadie-Hill, Property Manager, DES; and Mark Fromme, Site Representative, DES. Pete Anderson is with Cornerstone Architectural Group and Neil Shaw, Project Manager, and Rory Godinez, Superintendent, are with Washington Patriot Construction.

The project was scheduled to respond to failures in the existing waterproof membrane with water infiltrating into the Plaza Garage and compromising structural integrity. East Plaza forms the open space bordered by the Department of Transportation (DOT) on the east and the ESD Building on the south. Construction on the project began in May 2019 and will continue through December 2019. The project is on schedule.

Other repairs to the Plaza Garage began in 1996 using a phased approach with repairs beginning near OB2 and the DOT Building. Phase 4 was completed in 2005 through 2007 and included seismic improvements and roof replacements on the north half of East Plaza.

The current phase of the project was developed in 2006 and was assigned as Phase 5 to implement a master plan approved by the State Capitol Committee in 1997. No work was funded or performed between 2008 and 2014 because of funding constraints. Subsequently, Phase 5 was re-examined and divided into six manageable sub-phases (A-F).

Project Phase 5A was completed between 2015 and 2017 on repairs to Stair Towers #1 and #8.

Mr. Gonzales displayed an aerial view of the project area. The view depicts how the project site is situated with respect to the location of the DOT Building and the ESD Building. The construction laydown area for the project is located on the Maple Park Annex Lot.

Mr. Anderson reviewed design components of the project. The design of the Plaza began by examining existing infrastructure of the Plaza Garage. The project encompasses a footprint of 40,000 square feet comprised of a multi-story underground parking garage with a large roof deck with planted trees, shrubs, gardens, ramps, pathways, and concrete walls, etc. The garage was designed in 1969 and constructed in 1970.

The design function is to create a waterproof roof over the garage. The project scope entails removing all trees, shrubs, grass, pavers, soil, planter walls, and other structures down to the concrete roof deck and installing new waterproofing at the deck level with a drainage layer and drains. The scope also includes installation of new walls with capstones, soil, trees, shrubs, grass, irrigation, walkways, and light fixtures to re-recreate a functioning plaza designed to unite several areas of East Campus.

Mr. Gonzales reported that as part of the design process, the team reviewed the work began in 1997 with the master planning effort. He identified some of the stakeholders and agencies involved in the planning effort for the Phase 5 area. The master plan was prepared by EDAW, Inc.

Mr. Anderson said the design is consistent with the master plan created in the late 1990s. Based on the original design, the team is maintaining the three main walkways in the east/west direction. The north walkway will include additional landscaping, the center walkway serves as an extension from the main door of the DOT Building and provides a westerly pathway, and the south pathway will remain located at the edge of the garage roof. As part

of the construction, an oval walkway will be started that will ultimately surround the fountain feature during the next phase of work.

An additional scope included in the project is repairing some cracks developing in the garage. At this time, the cracks are minor but are of the type that left unattended could lead to serious structural issues. The work involves an epoxy crack repair system to extend the garage life for another 50 years. Some additional electrical work is necessary in the garage involving some electrical panels and major electrical aspects of the garage, which was included in the budget.

Mr. Gonzales shared an aerial photograph of the entrance to the Plaza Garage from Maple Park. Construction has begun and the ability to access parking has been affected. However, impact has been minor and only to the extent necessary to perform specific tasks on the garage roof, such as drain work. ESD and DOT employees have been encouraged to use other parking areas on campus. The main entrance to the Plaza Garage is not ADA accessible; however, reasonable accommodations can be accommodated.

Manager Dragon advised that DES has not received many complaints about the lack of accessibility to and from the garage. The project has required several temporary closures to the garage.

Mr. Gonzales reviewed staging sequences of the project. A portion of the Maple Park Annex Lot will be occupied for construction staging. The site includes seven reserved parking stalls and two ADA parking stalls, which will remain open during construction. A lower laydown area is located near the Maple Park entrance to the garage requiring relocation of an existing smoking shelter and connex. Currently, the area is occupied by construction equipment with some problems encountered with delivering materials to the area of the project because of some weight restrictions. Much of the work will be completed at the lower level with materials lifted to the plaza deck.

Construction activities have generated noise and vibration; however, much of that work has been completed with the project generating less noise. Most of the vibration and noise was generated by the demolition work and some core drilling of the concrete deck. Construction is limited to the hours of 7 a.m. to 6 p.m. Washington Patriot Construction is monitoring for compliance.

Because of the importance of safety during construction, the entire project site was fenced to eliminate access. During the extensive efforts involving the pouring of concrete, spotters were assigned as equipment moved back and forth. Safety screens were installed and signage with detour maps posted for pedestrians.

Mr. Anderson displayed another aerial photograph of the project site and the laydown areas, as well as a larger aerial image relative to the entire campus. The project website is maintained by Manager Reynolds. The website publishes current stages of work and future work.

Chair Habib asked whether DES has received any complaints about the lack of ADA accessibility. Mr. Gonzales reported no complaints have been received.

Mr. Dragon noted the lack of complaints speaks to efforts to publicize project activities and alternative ways to access the garage and other parking areas.

Chair Habib thanked the team for the update.

Capitol Campus Eastern Washington Butte – Informational

Chair Habib recognized Michael Van Gelder, Property Manager, DES.

Manager Van Gelder introduced Ruben Nuñez from KMB Architects who is serving as the consultant on the project.

Manager Van Gelder explained that Heritage Park was envisioned by Wilder and White with the concept further developed by the Olmsted Brothers. Most of the work occurred in 2004 during master planning efforts. At that time, a number of features were considered for future development. One feature was the Arc of Statehood, symbolizing the State of Washington. Future park development was to be cognizant of the Wilder and White

campus axis. The park was planned to provide open space for public gatherings. Development of the Arc of Statehood features began near the western Washington inlet at the south end of Capitol Lake. Another undeveloped feature supporting the Arc of Statehood is the Eastern Washington Butte located at the north end of the lake near the dam. During the 17-19 biennium, DES received some funds through the Department of Commerce's Grain Program to complete conceptual design work for the Eastern Washington Butte. He emphasized that the design was only conceptual with the goal to use elements associated with eastern Washington to create a conceptual representation of eastern Washington in the area known as the Eastern Washington Butte.

Mr. Nuñez provided an overview of the design concept for the Eastern Washington Butte. Some of the stakeholders included DES and the North Heritage Park Development Association. Factors considered during the design included sightlines lines with the capitol, sea level rise and the sea level work completed by the City of Olympia, and three concepts of wheat, apples, and the basalt topography of eastern Washington. The design concept replicates the three elements within the project, which was part of the original idea within the master plan. Because of the difficulty of growing wheat in western Washington, the idea for wheat was represented in a sculptural form. The design considered accessibility to the butte by pedestrians and vehicles, as well as the views from Capital Campus looking down to the butte. The butte plaza is positioned in the orientation of the campus axis.

Mr. Nunez shared a series of graphic illustrations depicting the conceptual design.

The basalt area was based on the landscape of the Palouse and eastern Washington. Another idea explored opportunities for incorporating wind generation within the design to provide power for lights and illuminate the sculpture within the butte. The team researched acrylic based products and considered the maintenance aspect of the wheat sculpture within the plaza.

Chair Habib inquired about outreach efforts to help define some of the features that should be represented for eastern Washington. Mr. Nuñez replied that outreach occurred during the initial meetings with the North Heritage Park Development Association. Some members live in eastern Washington. Additionally the team shared concepts with some legislators from eastern Washington. Some of the concepts are also included in the original master plan.

Mr. Van Gelder reported the master plan effort was completed in 2004. The plan included some broad concepts for the butte representing eastern Washington. In addition to basalt, other elements were mentioned. A landscape architect who had worked in eastern Washington was also involved in the early efforts. Presentations were provided to the Eastern Legislative Caucus. Members of the caucus offered comments and feedback.

Manager Dragon added that a large part of the effort has involved collecting conceptual design elements for further consideration should the project move into the design phase. The elements representing eastern Washington are design concepts for discussion and additional stakeholder input. Additional stakeholder discussions will include the North Heritage Park Development Association and constituent representatives from eastern Washington.

The plaza feature of the Butte will include two accessible ramps that will also serve as the sea level barrier. The site includes an existing berm along the east side with the goal of expanding the berm along the west side as well.

Chair Habib inquired about the possibility of deconstructing the dichotomy to the extent that the landscape architecture tells a story without complicating the division of the state into east and west. He asked about the possibility of such a concept to help convey a "One Washington" message. Mr. Nuñez replied that symbolically, a way to convey that message is incorporating unity within the feature for this particular project through a human connection.

Manager Dragon pointed out that the Arc of Statehood is intended to represent the entire state beginning with the estuary/lake at one point followed by a pathway along the frontage of the lake with each county represented from western Washington to the area of the undeveloped butte. Currently, the area includes an unadorned mound representing the butte. The purpose of undertaking a conceptual-level plan for the Eastern Washington Butte was to develop information from stakeholders on elements that represent eastern Washington within the Arc of

Statehood as a whole. The project is centric to eastern Washington because at this time, eastern Washington is not well represented.

Chair Habib commented that it would be important to ensure there is a focus on highlighting eastern Washington while integrating some connectivity with the western Washington elements to help tell the story that the state is one connected state.

Mr. Nuñez noted that the wheat sculpture would be illuminated at night. One design feature that might be possible in the future is incorporating some type of light feature within the western Washington elements as a way to reflect how the light connection represents the symbol of a united arc.

Manager Dragon added that as part of the project design, elements revisiting the park's concept of the Arc of Statehood could be pursued as part of the next budget request to ensure the design reflects a "One Washington" message by working with other stakeholders, the Legislature, and other community members.

Chair Habib agreed the effort would be worthwhile because there are many talented architects who could create a united message. Manager Dragon responded that the concepts were intended to prompt discussions on an appropriate design and elements that should be included. The feedback has been important to ensure the design delivers an outcome that meets all expectations.

Chair Habib suggested the process would benefit from participation from the Governor, Secretary of State Wyman, and Commissioner Franz as representatives of the entire state. The Governor is a gifted artist who often provides foreign dignitaries with a drawing as a gift. The Governor's drawings are very reflective of the state's overall culture.

Manager Dragon and Mr. Nuñez affirmed the Chair's request and agreed to pursue the suggestion during the next cycle of design.

Update on 19021 Capital Budget – Informational

Chair Habib invited Assistant Director Frare to provide a status report on the capital budget.

Assistant Director Frare updated members on seven projects within the capital budget:

- ***East Plaza Infiltration & Elevator Repairs (Phase 5B)*** – The project is in progress, on schedule, and within budget. The Legislature approved another \$2.4 million for the project to repair underground electrical issues consisting of corroded conductors and water infiltrating some electrical vault rooms. Maintaining the project schedule is important for the Child Care Center project because the construction laydown area occupies the site of the new Child Care Center.
- ***Child Care Center*** – DES has pursued selection of the Design-Build team to complete the project. Initial screening identified three candidates and interviews have been scheduled. Following completion of the East Plaza project in December 2019, the Design-Build team will take possession of the construction laydown area.
- ***Cherberg and Insurance Buildings*** – Both buildings are scheduled for new roofs. The projects were advertized and contracts were awarded. DES has issued a notice to proceed on the projects. Both projects will be completed before the end of this year's construction season.
- ***Building Envelope Repair*** – The project involves repairs to the exterior sandstone on the Capital Courthouse Building located at the intersection of Capital Way and 11th Avenue. The sandstone constructed building requires some repairs in areas where sandstone has cracked. Some of the sandstone areas will be removed, cleaned, and replaced to preserve the envelope of the building.
- ***Newhouse Predesigns*** – An alternatives analysis was completed for the Newhouse Building with three alternatives identified and developed to a predesign stage. The typical process for predesign entails the owner selecting the alternative to move forward. For this particular project, the owner of the building is the Legislature. DES is seeking more guidance to select the preferred alternative to move forward. Meetings were scheduled with the administration of both the House and the Senate to ascertain which alternative to move forward.

- **Department of Transportation Building** – Predesign is currently underway to identify project alternatives. The committee is scheduled to receive a briefing at its next meeting. The DOT Building is similar to the ESD Building in that it was constructed in the 1960s and has not been seismically retrofitted.
- **Office of Insurance Commissioner** – DES is initiating work on the predesign of a new building for the Office of the Insurance Commissioner, who wants to be located on Capitol Campus. DES contacted other agencies to identify another potential anchor tenant. DES is evaluating different sites on the campus to include the GA site, ProArts site, and other sites identified in the budget proviso. Currently, the Insurance Commissioner has an office in the Insurance Building with most of the administration located in Tumwater in a leased building.

Chair Habib requested consideration of scheduling a briefing or an executive session (if necessary) on the results of the campus security study at the next meeting. Director Liu replied that although the security presentation has not been finalized at this time, it should be finalized in time to include it on the committee's agenda for the next meeting.

Public Comments and Closing Remarks - Informational

There were no public comments.

Chair Habib reported the next meeting of the SCC would be rescheduled and posted.

Adjournment

With there being no further business, Chair Habib adjourned the meeting at 11:45 a.m.

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Approved by SCC at the September 19, 2019 Meeting without modifications.

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