



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

NOTICE TO DESIGN BUILDERS

May 16, 2019

The Department of Enterprise Services (DES) intends to issue a Request for Qualifications (RFQ) within the next week for Progressive Design-Build services for Project No. **2018-035 Capitol Campus Child Care Center**. The project is located on the State Capitol Campus at the corner of Maple Park Avenue and Capitol Way in Olympia, WA.

The anticipated Maximum Allowable Design and Construction Cost (MADCC) for the Design/Build portion of the project is \$8,330,000.

Background

The project includes design and construction of a six classroom, one-story child care facility of approximately 10,500 GSF. A key design criteria is to provide access to outdoor, nature based play. It is to be sited on the Old IBM Site located on the east campus on the corner of Maple Park Ave and Capitol Way South. It is adjacent to the Employment Security Department building and East Plaza Garage. The facility will be capable of serving between 72 and 96 children.

This site is part of the State Capitol Campus. For purposes of determining traffic impact fees and responding to advisory city codes, the parcel is considered to be within the Commercial Service High Density District as defined by the City of Olympia. Street improvements will be required per the City of Olympia Standards along Capitol Way and Maple Park Ave. Such improvements may include pedestrian street improvements, sidewalks, landscaping, and trees. No parking lot entry will be allowed along Capitol Way as it is classified as an arterial street. Maple Park Avenue is a one-way street and does not have enough room to accommodate multiple driveways.

A 10-foot elevation drop from south to north exists on the site with a noticeable low area in the northeast corner. Enterprise Services envisions a significant amount of fill will be needed to accommodate an outdoor play yard. Retaining walls may be required to transition and match the existing topography of the adjacent areas.

This project will be subject to stormwater and other environmental standards and requirements (including SEPA) as established by the State of Washington and the City of Olympia.

As indicated in the Predesign, net-zero energy is not feasible for this project due to significant shading from the adjacent building and trees. Other conservation measures must be used to reduce energy demands for this project.

The 2006 Master Plan for the Capitol of the State of Washington identifies this as an opportunity site. Based on its location, it is considered a gateway building site so the master plan recommends a generous setback for the transition from neighborhood to the capitol campus.