



**2023-2033**

**Ten-Year Capital Plan &  
Capital Budget Request**





STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41480, Olympia, WA 98504-1480

September 20, 2022

David Schumacher, Director  
Office of Financial Management  
302 Sid Snyder Ave SW STE 300  
Olympia, WA 98504

Dear Mr. Schumacher:

It is my pleasure to submit the Department of Enterprise Services' (DES) 2023-2033 Ten-Year Capital Plan and Capital Budget Request. Our request aligns with agency priorities and addresses urgent needs that support the DES mission to strengthen the business of government.

This decade marks the 100th anniversary of the historic West Capitol Campus. On the East Campus, many of the administrative buildings are approaching or are over 50-years of age. With these milestones, the buildings supporting our staff face many challenges. Aged building systems across the Capitol Campus do not meet current building codes, are inefficient energy performers, and are at high risk for failure.

Our request is grounded in responsible long-range facility management, aligns with goals established by Results Washington, and supports the agency's overall strategic plan. We look forward to working with your team on refining this proposal and learning how we might contribute to the state's comprehensive plan for 2023-25.

Sincerely,

Tara C. Smith  
Director





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## Agency Introduction

The Department of Enterprise Services (DES) strengthens the business of government by providing quality services and stewardship of state government-owned facilities. Our portfolio includes 5.5 million square feet of space in 52 facilities across five counties and 40 state agencies.

As the central service agency for Washington state, we manage many business lines and operational services that state agencies and municipal governments need to deliver public services. These services include facility management and planning, lease management, small agency financial and human resources support, risk management, contracting, fleet management, parking on the Capitol Campus, state surplus, print and mail services, and campus security.

As the steward of the Capitol Campus (RCW [43.19.125](#)), our agency has a statutory responsibility for the continuity of government operations. This ten-year plan requests funding for projects to meet this responsibility.

The requests in this ten-year plan relate to the aged nature and condition of the existing facilities and grounds and the urgent programmatic needs necessary to support a modern, post-pandemic workforce.

Many of the buildings under our care operate failing building systems - not only compromising the integrity of the asset but posing a direct and immediate threat to life safety.

Without adequate funding, these building systems will fail, rendering the building dangerous to occupy. For example, the existing fire alert systems are nearing the end of their useful life. The *Campus - Critical Fire System Upgrades* project will replace the systems necessary to alert occupants of a fire. If a failure occurs before the system is replaced, the building must be actively monitored around the clock until a new alert system can be installed. The cost of actively monitoring a building for fire is staggering, as is the danger posed to occupants.

### Preservation of Assets

Preserving physical assets is vital for the continued operation of government. DES-managed facilities range from over a century old to newly constructed buildings. Older structures operate systems well beyond their useful life. Beyond posing a high risk for failure, these systems

consume disproportionately large amounts of energy and are costly to maintain. Our 2023-25 capital budget addresses these highest preservation project needs.

1. Replacing obsolete and failing fire alert systems
2. Repairing and replacing deteriorating utility and infrastructure systems that are unsafe and cause significant energy and water loss
3. Stabilizing West Campus hillside slopes
4. Repairing unreliable elevators

## **Programmatic Needs**

**Environmental compliance:** Several projects identified in the capital ten-year plan will meet the legislative requirements for

- Sustainability
- Supporting the reduction of greenhouse gas emissions
- Achieving energy efficiency in state-owned buildings.

One example is the expansion of the campus combined heat and power plant predesign, intended to explore technologies for a fully electric district heating system for the Capitol Campus. The existing 100-year-old district energy steam plant is beyond the end of its useful life, inefficient, and at risk of failure. This facility is the sole source of heat for 17 buildings on the Campus, including those that house elected officials. It must be replaced to provide for the continuous operation of the government and to meet our energy and zero carbon policy goals.

This effort, together with the major and minor work preservation projects targeting improved energy systems, supports Governor Inslee's Executive Order 20.01, Net-Zero, Carbon Reduction, and the Green Building initiative passed by the legislature.

**Legislative programming:** Through the Legislative Campus Modernization project, DES will expand and improve space for legislative staff by replacing the Newhouse building, extending, and rehabilitating the Pritchard building, and partially renovating the O'Brien building.

**Improving and enhancing physical security and safety:** More than a dozen projects will improve safety and security throughout the Capitol Campus. These range from physical reinforcements at building envelopes and perimeters, to improvements to security technology infrastructure. Each serves as a part of a coordinated system, protecting the safety and welfare of staff and visitors at the Capitol Campus.

**Strategic planning for long-range facility management:** Two initiatives – near-term and long-term – will establish a clear vision for optimal management for the future of the Capitol Campus:

- In the near term, the Capitol Campus Post-Pandemic Programming Study will examine workforce occupancy in a post-pandemic, hybrid work environment by assessing vacancy, tenant improvements, adjacency, and opportunities to consolidate administrative HQ functions on the Capitol Campus and Tumwater and Lacey satellite campuses. This work will be coordinated with OFM's Facilities Oversight and Planning division and tenant agencies.

- Over a longer term, the Capitol Campus Comprehensive Plan will establish a long-range vision for the State Capitol Campus and other DES-managed assets within Thurston County. The Comprehensive Plan is sequenced over two biennia, culminating in a document that will outline a future vision for the Capitol Campus as we celebrate its centennial anniversary.

## **Conclusion**

As the Capitol Campus approaches its centennial anniversary, the campus faces a significant need for facility and infrastructure renewal updates. The requests outlined above and detailed in our 2023-33 Ten-Year Plan align with the need to support state government, address the objectives set forth by Results Washington, and meet our agency's goals.

If met, our goals will help modernize and maintain the safety of existing facilities and address Results Washington objectives while supporting a modern, post-pandemic workforce.

# TABLE OF CONTENTS

## Introductory Documents

Transmittal Letter  
Agency Introduction

## Tab A – Ten-Year Summary Documents

Ten Year Capital Program Summary (CBS 001)  
DAHP Review Letter and Exempt Project List  
FTE Summary – Job Description and FTE Details (CBS004)  
Maintenance Backlog Reduction Plan

## Tab B – Preservation Projects – In Agency Priority Order

- 2 - Statewide Minor Works – Preservation Projects (Reappropriation)
  - Sub-project
    1. *Capitol Lake Dam – Safety Repairs*
- 3 - Campus – Critical Fire Systems Upgrades
- 4 - Temple of Justice HVAC, Lighting & Water Systems (Reappropriation & New Funding)
- 9 - Legislative Building Systems Rehabilitation
- 11 - 23-33 Statewide Minor Works - Preservation (Preservation)
  - *CBPS - HLB - HVAC Recommissioning Project*
  - *Leg - Basement Water Infiltration*
  - *Capitol Way Pedestrian Bridge - Repair*
  - *Powerhouse - Replace Sewer Main*
  - *Cherberg-O'Brien - Replacement of Failed Underground Storage Tank Monitor*
  - *Dolliver - Replace Loading Dock Roof*
  - *Dolliver - Roof Fall Protection Upgrades*
  - *HLB-Plaza Garage - Replace Failed Tunnel Skylight*
  - *Archives - Investigate and Repair Sewer Lines*
  - *NRB - Computer Room Conversion*
  - *Insurance - Foundation and Roof Drain Replacement*
  - *Jefferson and Maple Park - Irrigation Main Replacement*
  - *Mansion - Driveway and Walkway Repairs*
  - *CBPS - NRB - Replace Chillers*



- *Kelso - Restroom Remodel*
- *ProArts - Replace Roof*
- *Leg - UV Security Film on Windows*
- *HLB - Reinforce Concrete Columns*
- *14th and Capitol Way - Irrigation Main Replacement*
- *State Farm - Replace Roof*
- *HLB - Domestic Water System Upgrades*
- *OB2 - Fall Protection Upgrades*
- *South Diagonal - Sidewalk Repair and Improvement*
- *Perry Street - Playground Permanent Shade Cover*
- *Leg - Skylight Repair*
- *Percival Cove - Bridge Road Guard Replacements*
- *Yakima - Upgrade Fire-Life-Safety System*
- *CBPS - Yakima - Replace Windows*
- *NRB - Mill Work (Cabinetry and Interior Finishes)*
- *CBPS - Kelso - Replace Windows, Storefronts, and Doors*
- *Columbia - Structural Repairs*
- *CBPS - OB2 - Replace Chillers*
- *CBPS - Kelso - LED Lighting Upgrade*
- *Cherberg - Sewer Service Replacement*
- *ProArts - HVAC repair*
- *Powerhouse - Install New Water Main and Hydrant*
- *Campus - Upgrade Electrical Vault Lids*
- *NRB - Exterior Cleaning*
- *Leg - Primary Circuit Selectivity*
- *CBPS - HLB - LED Install*
- *Campus - Exterior Furnishings and Improvements*
- *NRB - Repair Roofing*
- *CBPS - Transportation - Replace Chillers*
- *Transportation - Mill Work - Break Rooms, Coffee Bars, and Copy Rooms*
- *NRB - Storm Line Replacement*
- *Powerhouse - Medium Voltage (MV) Cable Modification*
- *OB2 - Storm Line Replacement*
- *NRB - Water Infiltration*
- *CBPS - OB2 - HVAC Recommissioning Project*
- *OB2 - Service Level - Former Data Center Conversion*
- *OB2-DOT - Clean Exterior*
- *CBPS - Old Cap - HVAC*
- *GA - Install Primary Electrical Circuit Selectivity*
- *Du Pen Fountain - Rehabilitation*
- *ESD - Mill Work - Number All Doors*

- *OB2 - Mill Work*

12 - CBPS - Modular Building - Critical Repairs & Upgrades

18 - Campus - South Diagonal - Storm Drain Replacement & Improvements

20 - Capitol Campus Underground Utility Repairs (Program)

- *Leg - South Parking Lot Utilities & Drainage Improvements*
- *Campus - Primary Electrical & Communications Circuit Improvements*
- *Campus - Washington Street Drainage and Utilities Repairs*
- *West Campus - Fire Water Flow Study and Improvements*
- *West Campus - Irrigation System Replacement*
- *Plaza Garage - Electrical System Upgrade*
- *Cherry Lane - Drainage and Utility Improvements*
- *Campus - Fiber Network-Mapping and Improvement to Campus Loop*
- *Campus - Water Meter Replacements*
- *East Campus - Irrigation System Update*

21 - CBPS - OB2 – Preservation

22 - Elevator Modernization (Reappropriation & New Funding)

- *Plaza Garage - Elevator No. 4*
- *TOJ - Elevator No.1*
- *NRB - Elevators No. 6 and 7*
- *Old Cap - Elevator No. 1 and 2*
- *Leg - Elevator No. 2*
- *Leg - Elevator No. 1*
- *Cherberg - Elevator No. 2*
- *Cherberg - Elevator No. 1*
- *NRB - Elevator No. 5*
- *Plaza Garage - Elevator No. 2*
- *Cherberg - Elevator No. 3*
- *Cap Court - Elevator No. 2*
- *Washington - Elevator No. 1*
- *OB2 - Elevator No. 1, 2, and 3*
- *Transportation - Elevator No. 2, 3, and 4*
- *Transportation - Elevator No. 1*
- *OB2 - Elevator No. 4*
- *Plaza Garage - Elevator No. 3*
- *Insurance - Elevator No. 1*
- *Yakima - Elevator No. 1*
- *Yakima - Elevator No. 2*

- *NRB - Elevator No. 1, 2, 3 and 4*
- *Leg - Elevator No. 3*
- *Leg - Elevator No. 4*
- *OB2 - Elevator No. 5*
- *OB2 - Elevator No. 6*
- *Dolliver - Elevator No. 1*
- *HLB - Elevator No. 4*
- *HLB - Elevator No. 1, 2 and 3*
- *Leg - Elevator No. 6*
- *Leg - Elevator No. 5*
- *O'Brien - Elevator No. 1*

23 - CBPS - Washington - Capital Preservation

24 - Capitol Campus Emergency Generator Replacement (Program)

- *TOJ - Emergency Generator Replacement*
- *NRB - Emergency Generator Replacement*

25 - West Campus Hillside Stabilization (Program)

- *West Campus - Hillside Stabilization - Conservatory Slope*
- *West Campus - Hillside Stabilization - Powerhouse Slope*
- *West Campus - Hillside Stabilization - Governor's Mansion*

26 - East Plaza - Water Infiltration & Elevator Repairs

28 - Marathon Park - Pedestrian Bridge Repairs

29 - Leg - Chamber Restoration

30 - Old Cap - Roof Replacement

31 - CBPS - O'Brien - Repair HVAC System

32 - Carpet and Blinds Replacement (Program)

- *Old Cap - Carpet and Blinds Replacement*
- *OB2 - Carpet and Blinds Replacement*
- *HLB - Carpet and Blinds Replacement*
- *NRB - Carpet and Blinds Replacement*

33 - Leg - Restore Chamber Skylights

34 - Cherberg-O'Brien - Repair Tunnel

- 35 - West Campus - Historic Doors Restoration
- 36 - CBPS - Insurance - Rehabilitation
- 37 - CBPS - Transportation - Preservation
- 38 - CBPS - Cap Court - Major Building Systems Rehabilitation
- 39 - CBPS - NRB - Preservation
- 40 - CBPS - Campus - HVAC N2 control devices
- 41 - Kelso - South Building Roof Replacement
- 42 - Cherberg - Foundation Drainage
- 43 - West Campus - Lighting Fixture Restoration
- 44 - CBPS - Cherberg – HVAC
- 45 - CBPS - Yakima - Replace HVAC Ductwork
- 46 - Campus - Electrical Panel Audit and Panel Upgrades
- 47 - Cherberg - Exit Lights
- 48 - Old Cap - Restroom Upgrade
- 49 - CBPS - HLB – Preservation
- 50 - CBPS - Archives - Building Renovation
- 51 - CBPS - Dolliver - Critical Building Repairs



# TABLE OF CONTENTS (continued)

## Tab C – Programmatic Projects – In Agency Priority Order

- 1 - Facility Professional Services: Staffing
  
- 5 - Capitol Lake Long-Term Management Planning
  
- 6 - B&G Maintenance Facility-Rebuild
  
- 7 - Legislative Campus Modernization (Reappropriation & New Funding)
  - *LCM - Global - Temp Facilities and Columbia St Site Work*
  - *LCM - Newhouse - Replacement*
  - *LCM - Pritchard - Rehabilitation and Replacement*
  - *LCM - O'Brien Renovation*
  
- 8 - Campus Physical Security & Safety Improvements (Reappropriation & New Funding)
  - *Campus - Duress System Replacement*
  - *Campus - Redundant Fiber Optic Pathway*
  - *Mansion - Enhancements & Security Improvements - Exterior Hardening*
  - *Mansion - Enhancements & Security Improvements - Guard Posts*
  - *Mansion - Exec Residence Enhancements- Fencing, Gates and Bollards*
  - *Mansion - Exec Residence Enhancements- Video Surveillance and Exterior Lighting*
  - *TOJ - Security Improvements*
  - *Wedge Barriers - Syd Snyder & Water Street*
  - *Campus - High-Definition Video Surveillance Cameras (High Risk Entrance Points)*
  - *Modular Building - Door Improvements*
  
- 10 - NRB - Replace Piping for Wet Fire Suppression
  
- 13 - 23-33 Statewide Minor Works - Programmatic (Program)
  - *CBPS - Campus - Post-Pandemic Programming Study*
  - *Campus - Signage and Wayfinding*
  - *Leg - Exterior Safety Railings*
  - *TOJ - Exterior Safety Railings*
  - *Campus - Replacement of Visitor Restrooms*
  - *ProArts - Redevelopment*
  - *State Farm - Redevelopment*
  - *CBPS - OB2 - Solar Installation*
  - *CBPS - NRB - Install Solar*
  - *CBPS - HLB - Solar installation*
  - *120 Union - Demolition*

- *721 Columbia – Demolition*

14 - CBPS - Campus - Comprehensive Plan

15 - Campus Combined Heat and Power Plant

16 - Capital Campus Security & Safety Enhancements (Reappropriation & New Funding)

- *Campus - Barrier Protection Predesign*
- *Campus - Physical Access Control (Re-Key Locksets)*
- *Campus - Vehicle Access Control*
- *Capitol Campus Access Controls-Exterior Doors*
- *Campus - Emergency Call Boxes & Public Address System*
- *Campus - Intrusion Detection Systems*
- *West Campus - Visitor Screening*
- *Campus - Access Control-Data Closets and Mechanical Rooms*

17 - GA - Building Demolition

19 - Sylvester Park - Improvements

27 - Legislative Building Cleaning (Program)

- *O'Brien - Legislative Building Cleaning*
- *Leg - Legislative Building Cleaning*
- *TOJ - Legislative Building Cleaning*
- *Insurance - Legislative Building Cleaning*

44 - Heritage Park - Preservation & Improvements

45 - Campus - Extend Reclaimed Water

# TABLE OF CONTENTS (continued)

## **Tab D – Grant and Loan Programs**

No Projects

## **Tab E – Program Arrays, References and Executive Summaries**

### Appendix A: 23 – 33 Ten Year Plan Program Arrays:

- Minor Works – Preservation
- Minor Works – Program
- Elevator Modernization
- Underground Utilities
- Security Improvements
- Security Enhancements

### Appendix B: References and Executive Summaries

- Capitol Campus Combined Heat and Power. MCU. 2016
- Capitol Campus Utility Renewal Plan. Reid Middleton. 2017
- DES Elevator Modernization Condition Assessments. Stemper. 2020
- Generator System Survey for Capitol Campus & Tumwater Facilities. Hultz-BHU. 2013
- Master Plan for the Capitol of the State of Washington. GA. 2006
- Modular Building Assessment and Critical Repairs Report. EHM. 2016
- Next Century Capitol Campus Predesign Report. Meng. 2020
- OB2 Access and Circulation Improvements Predesign. Miller-Hull. 1997
- OB2 Seismic Study and Cost Reevaluation. Miller-Hull. 2006
- State Capitol Development Study. Schacht Aslani – Mithun. 2017
- The Master Plan for the Capitol of the State of Washington. GA. 1991
- West Capitol Campus Drainage Master Plan. Reid Middleton – Mithun & Arbutus Design. 2015
- West Capitol Campus Historic Landscape Preservation Master Plan. GA. 2009
- West Capitol Campus Maintenance Facility Schematic Design Report. DES. 2018

## **Tab A – Ten-Year Summary Documents**

Ten Year Capital Program Summary (CBS 001)

DAHP Review Letter and Exempt Project List

FTE Summary – Job Description and FTE Details (CBS004)

Maintenance Backlog Reduction Plan



**179 - Department of Enterprise Services  
Ten Year Capital Plan by Project Class  
2023-25 Biennium**

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS001

Date Run: 9/20/2022 5:40PM

**Project Class: Preservation**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditure	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
<b>2</b>	<b>40000180 21-31 Statewide Minor Works - Preservation</b>									
	057-1 State Bldg Constr- State	887,000		587,000	300,000					
<b>3</b>	<b>40000245 Campus - Critical Fire System Upgrades</b>									
	057-1 State Bldg Constr- State	12,000,000				12,000,000				
<b>4</b>	<b>92000040 Temple of Justice HVAC, Lighting &amp; Water Systems</b>									
	057-1 State Bldg Constr- State	34,007,000		1,786,000	28,214,000	4,007,000				
	289-1 Thur Cty Capital Fac-State									
	373-2 Corona Cap Proj Acct-Federal									
	<b>Project Total:</b>	<b>34,007,000</b>		<b>1,786,000</b>	<b>28,214,000</b>	<b>4,007,000</b>				
<b>9</b>	<b>30000791 Legislative Building Systems Rehabilitation</b>									
	036-1 Capitol Bldg Constr-State	876,000	876,000							
	057-1 State Bldg Constr- State	16,307,000				16,307,000				
	<b>Project Total:</b>	<b>17,183,000</b>	<b>876,000</b>			<b>16,307,000</b>				
<b>11</b>	<b>40000250 23-33 Statewide Minor Works - Preservation</b>									
	057-1 State Bldg Constr- State	2,154,000					295,000	1,859,000		
	289- Thur Cty Capital Fac-Unknown									
	289-1 Thur Cty Capital Fac-State	18,499,000				2,687,000	4,169,000	2,300,000	5,435,000	3,908,000
	<b>Project Total:</b>	<b>20,653,000</b>				<b>2,687,000</b>	<b>4,464,000</b>	<b>4,159,000</b>	<b>5,435,000</b>	<b>3,908,000</b>
<b>12</b>	<b>40000314 CBPS - Modular Building - Critical Repairs &amp; Upgrades</b>									
	057-1 State Bldg Constr- State	30,118,000				30,118,000				

**179 - Department of Enterprise Services  
Ten Year Capital Plan by Project Class**

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS001

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**Project Class: Preservation**

Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
<u>Priority</u>	<u>Total</u>	<u>Expenditure</u>	<u>Expenditures</u>	<u>2023-25</u>	<u>Approp</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
<u>Project by Account-EA Type</u>					<u>2023-25</u>				
<b>18</b>	<b>40000318 Campus - South Diagonal - Storm Drain Replacement &amp; Improvements</b>								
057-1 State Bldg Constr- State	1,070,000				1,070,000				
<b>20</b>	<b>40000320 Capitol Campus Underground Utility Repairs</b>								
057-1 State Bldg Constr- State	31,133,000				5,610,000	3,554,000	7,344,000	14,625,000	
<b>21</b>	<b>40000330 CBPS - OB2 - Preservation</b>								
057-1 State Bldg Constr- State	33,761,000				549,000	9,918,000	23,294,000		
<b>22</b>	<b>30000786 Elevator Modernization</b>								
057-1 State Bldg Constr- State	73,620,000	1,089,000	149,000	1,853,000	8,710,000	12,920,000	14,460,000	21,075,000	13,364,000
289-1 Thur Cty Capital Fac-State	14,660,000		10,000	1,290,000		933,000	3,667,000	1,875,000	6,885,000
<b>Project Total:</b>	<b>88,280,000</b>	<b>1,089,000</b>	<b>159,000</b>	<b>3,143,000</b>	<b>8,710,000</b>	<b>13,853,000</b>	<b>18,127,000</b>	<b>22,950,000</b>	<b>20,249,000</b>
<b>23</b>	<b>40000331 CBPS - Washington - Capital Preservation</b>								
057-1 State Bldg Constr- State	8,648,000				8,648,000				
<b>24</b>	<b>40000393 Capitol Campus Emergency Generator Replacement</b>								
057-1 State Bldg Constr- State	854,000				854,000				
289-1 Thur Cty Capital Fac-State	1,161,000					1,161,000			
<b>Project Total:</b>	<b>2,015,000</b>				<b>854,000</b>	<b>1,161,000</b>			
<b>25</b>	<b>40000396 West Campus - Hillside Stabilization</b>								
057-1 State Bldg Constr- State	20,949,000				7,856,000	150,000	6,496,000	1,900,000	4,547,000
<b>26</b>	<b>40000333 East Plaza - Water Infiltration &amp; Elevator Repairs</b>								
057-1 State Bldg Constr- State	2,716,000							2,716,000	

179 - Department of Enterprise Services  
 Ten Year Capital Plan by Project Class

2023-25 Biennium

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Report Number: CBS001

Date Run: 9/20/2022 5:40PM

**Project Class: Preservation**

Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
Priority	Project by Account-EA Type	Total	Expenditure	Expenditures	2023-25	2025-27	2027-29	2029-31	2031-33
28	<b>40000334 Marathon Park - Pedestrian Bridge Repairs</b>								
	057-1 State Bldg Constr- State	1,155,000			1,155,000				
29	<b>40000337 Leg - Chamber Restoration</b>								
	057-1 State Bldg Constr- State	3,109,000			3,109,000				
30	<b>40000338 Old Cap - Roof Replacement</b>								
	057-1 State Bldg Constr- State	7,053,000			7,053,000				
31	<b>40000339 CBPS - O'Brien - Repair HVAC System</b>								
	057-1 State Bldg Constr- State	2,492,000			2,492,000				
32	<b>40000405 Carpet and Blinds Replacement</b>								
	289-1 Thur Cty Capital Fac-State	7,061,000			3,061,000	2,000,000	2,000,000		
33	<b>40000340 Leg - Restore Chamber Skylights</b>								
	057-1 State Bldg Constr- State	7,271,000			2,696,000		4,575,000		
34	<b>40000341 Cherberg-O'Brien - Repair Tunnel</b>								
	057-1 State Bldg Constr- State	3,003,000			3,003,000				
35	<b>40000304 West Campus - Historic Doors Restoration</b>								
	289-1 Thur Cty Capital Fac-State	1,156,000			1,156,000				
36	<b>40000342 CBPS - Insurance - Rehabilitation</b>								
	057-1 State Bldg Constr- State	34,782,000				1,320,000	10,082,000	23,380,000	
37	<b>40000343 CBPS - Transportation - Preservation</b>								
	057-1 State Bldg Constr- State	145,668,000				14,880,000	130,788,000		

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**Project Class: Preservation**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditure	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
<b>38</b>	<b>40000344 CBPS - Cap Court - Major Building Systems Rehabilitation</b>									
	057-1 State Bldg Constr- State	19,908,000					250,000	7,013,000	12,645,000	
<b>39</b>	<b>40000345 CBPS - NRB - Preservation</b>									
	057-1 State Bldg Constr- State	30,674,000					525,000	9,071,000	21,078,000	
<b>40</b>	<b>40000346 CBPS - Campus - HVAC N2 Control Devices</b>									
	057-1 State Bldg Constr- State	5,000,000					5,000,000			
<b>41</b>	<b>40000347 Kelso - South Building Roof Replacement</b>									
	057-1 State Bldg Constr- State	1,620,000					1,620,000			
<b>42</b>	<b>40000348 Cherberg - Foundation Drainage</b>									
	057-1 State Bldg Constr- State	1,000,000					1,000,000			
<b>43</b>	<b>40000349 West Campus - Lighting Fixture Restoration</b>									
	057-1 State Bldg Constr- State	1,000,000					1,000,000			
<b>44</b>	<b>40000350 CBPS - Cherberg - HVAC</b>									
	057-1 State Bldg Constr- State	2,104,000					250,000	1,854,000		
<b>45</b>	<b>40000351 Heritage Park - Preservation &amp; Improvements</b>									
	057-1 State Bldg Constr- State	11,642,000						3,729,000	7,913,000	
<b>47</b>	<b>40000353 CBPS - Yakima - Replace HVAC Ductwork</b>									
	057-1 State Bldg Constr- State	1,010,000						1,010,000		
<b>48</b>	<b>40000354 Campus - Electrical Panel Audit and Panel Upgrades</b>									
	057-1 State Bldg Constr- State	25,000,000						5,000,000	10,000,000	10,000,000



179 - Department of Enterprise Services  
 Ten Year Capital Plan by Project Class

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS001

Date Run: 9/20/2022 5:40PM

**Project Class: Preservation**

Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated	
Priority	<u>Total</u>	<u>Expenditure</u>	<u>Expenditures</u>	<u>2023-25</u>	<u>Approp</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
Project by Account-EA Type					2023-25					
49	<b>40000355 Cherberg - Exit Lights</b>									
	057-1 State Bldg Constr- State	1,850,000					1,850,000			
50	<b>40000356 Old Cap - Restroom Upgrade</b>									
	057-1 State Bldg Constr- State	1,100,000					1,100,000			
51	<b>40000357 CBPS - HLB - Preservation</b>									
	057-1 State Bldg Constr- State	40,806,000							40,806,000	
52	<b>40000358 CBPS - Archives - Building Renovation</b>									
	057-1 State Bldg Constr- State	9,898,000							9,898,000	
53	<b>40000359 CBPS - Dolliver - Critical Building Repairs</b>									
	057-1 State Bldg Constr- State	9,753,000							9,753,000	
<b>Total: Preservation</b>		<b>678,535,000</b>	<b>1,965,000</b>	<b>2,532,000</b>	<b>31,657,000</b>	<b>122,141,000</b>	<b>60,945,000</b>	<b>237,492,000</b>	<b>122,642,000</b>	<b>99,161,000</b>

**Project Class: Program**

Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
Priority	<u>Total</u>	<u>Expenditure</u>	<u>Expenditures</u>	<u>2023-25</u>	<u>Approp</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
Project by Account-EA Type					2023-25				
1	<b>40000244 Facility Professional Services Staffing</b>								
	057-1 State Bldg Constr- State	27,870,000				27,870,000			
	289-1 Thur Cty Capital Fac-State								
<b>Project Total:</b>		<b>27,870,000</b>				<b>27,870,000</b>			
5	<b>30000740 Capitol Lake Long-Term Management Planning</b>								



**179 - Department of Enterprise Services  
Ten Year Capital Plan by Project Class**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS001

Date Run: 9/20/2022 5:40PM

<b>Project Class: Program</b>										
Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated	
<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Total</u>	<u>Expenditure</u>	<u>Expenditures</u>	<u>2023-25</u>	<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
<b>13</b>	<b>40000305 23-33 Statewide Minor Works - Programmatic</b>									
	289-1 Thur Cty Capital	5,517,000				1,896,000		991,000	997,000	1,633,000
	Fac-State									
	<b>Project Total:</b>	<b>6,211,000</b>				<b>1,896,000</b>		<b>991,000</b>	<b>997,000</b>	<b>2,327,000</b>
<b>14</b>	<b>40000315 CBPS - Campus - Comprehensive Plan</b>									
	057-1 State Bldg Constr-	1,952,000				1,952,000				
	State									
	289-1 Thur Cty Capital	1,000,000					1,000,000			
	Fac-State									
	<b>Project Total:</b>	<b>2,952,000</b>				<b>1,952,000</b>	<b>1,000,000</b>			
<b>15</b>	<b>40000316 Campus Combined Heat and Power Plant</b>									
	057-1 State Bldg Constr-	152,446,000				914,000	4,959,000	51,134,000	95,439,000	
	State									
<b>16</b>	<b>40000226 Capitol Campus Security &amp; Safety Enhancements</b>									
	057-1 State Bldg Constr-	72,665,000	1,651,000	4,406,000	12,732,000	27,934,000	13,174,000	11,940,000		828,000
	State									
<b>17</b>	<b>40000317 GA - Building Demolition</b>									
	057-1 State Bldg Constr-	18,498,000				18,498,000				
	State									
<b>19</b>	<b>40000319 Sylvester Park – Improvements</b>									
	057-1 State Bldg Constr-	1,001,000				1,001,000				
	State									
<b>27</b>	<b>40000400 Legislative Building Cleaning</b>									
	289-1 Thur Cty Capital	7,678,000				1,970,000	1,665,000	2,043,000	2,000,000	
	Fac-State									
<b>46</b>	<b>40000352 Campus - Extend Reclaimed Water</b>									
	057-1 State Bldg Constr-	6,969,000						6,969,000		
	State									
	<b>Total: Program</b>	<b>808,843,000</b>	<b>6,225,000</b>	<b>10,243,000</b>	<b>92,650,000</b>	<b>249,361,000</b>	<b>37,466,000</b>	<b>299,367,000</b>	<b>110,376,000</b>	<b>3,155,000</b>

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179 - Department of Enterprise Services  
Ten Year Capital Plan by Project Class

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS001

Date Run: 9/20/2022 5:40PM

Total Account Summary

<u>Account-Expenditure Authority Type</u>	<u>Estimated</u>	<u>Prior</u>	<u>Current</u>	<u>Reapprop</u>	<u>New</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>
	<u>d</u>	<u>Expenditure</u>	<u>Expenditures</u>	<u>2023-25</u>	<u>Approp</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
001-7 General Fund-Private/Local	284,000	152,000	132,000						
036-1 Capitol Bldg Constr-State	2,384,000	948,000	45,000	1,391,000					
057-1 State Bldg Constr-State	1,412,449,000	7,090,000	9,625,000	111,144,000	359,002,000	87,185,000	525,802,000	222,711,000	89,890,000
289- Thur Cty Capital Fac-Unknown									
289-1 Thur Cty Capital Fac-State	72,261,000		2,973,000	11,772,000	12,500,000	11,226,000	11,057,000	10,307,000	12,426,000
373-2 Corona Cap Proj Acct-Federal									
<b>Total</b>	<b>1,487,378,000</b>	<b>8,190,000</b>	<b>12,775,000</b>	<b>124,307,000</b>	<b>371,502,000</b>	<b>98,411,000</b>	<b>536,859,000</b>	<b>233,018,000</b>	<b>102,316,000</b>

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179 - Department of Enterprise Services  
Ten Year Capital Plan by Project Class

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS001

Date Run: 9/20/2022 5:40PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Functional Area	*	All Functional Areas
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

August 2, 2022

Jeff MacDonald  
Historic & Cultural Planner  
Washington State Department of Enterprise Services

In future correspondence please refer to:  
Project Tracking Code: 2022-08-05095  
RE: Washington DES - 2023-2025 Biennium - Major and Minor Works Projects

Dear Jeff MacDonald:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02 (GEO 21-02). We have reviewed the materials you provided for the Washington State Department of Enterprise Services Capital Programs Projects for the 2023-2025 Biennium.

Should projects become obligated with Washington State Capital Funding and include ground disturbing activities, and/or alterations to the interior or exterior of buildings or structures 45 years in age or older, we will request a related project review form to initiate consultation with DAHP under GEO 21-02. If neither ground disturbing activities nor alterations to a building or structure over 45 years old are related to a project, consultation with DAHP is not required. Any projects with a federal nexus and determined to be an undertaking subject to Section 106 of the National Historic Preservation Act of 1966 and its implementing regulations 36 CFR 800 will not require 21-02 consultation.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with GEO 21-02. Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of GEO 21-02. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. If you have any questions, please feel free to contact me.

Sincerely,

Holly Borth  
Project Compliance Reviewer  
(360) 890-0174  
holly.borth@dahp.wa.gov



Capital FTE Summary

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS004

Date Run: 9/20/2022 5:37PM

**FTEs by Job Classification**

<u>Job Class</u>	<u>Authorized Budget</u>			
	<u>2021-23 Biennium</u>		<u>2023-25 Biennium</u>	
	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Budget Analyst 4			1.0	1.0
Communications Consultant 4			0.5	0.5
Construction Project Coordinator 3			34.0	34.0
Construction Project Coordinator 4			8.6	8.6
Contracts Specialist 2			4.7	4.7
Contracts Specialist 3			3.2	3.2
Fiscal Analyst 4			0.5	0.5
Fiscal Analyst 5			0.5	0.5
Management Analyst 3			1.0	1.0
Management Analyst 4			1.6	1.6
Program Specialist 3			1.0	1.0
WMS Band 2			1.6	1.6
WMS Band 3			10.8	10.8
<b>Total FTEs</b>			<b>69.0</b>	<b>69.0</b>

**Account**

<u>Account - Expenditure Authority Type</u>	<u>Authorized Budget</u>			
	<u>2021-23 Biennium</u>		<u>2023-25 Biennium</u>	
	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
057-1 State Bldg Constr-State			11,935,000	11,935,000
289-1 Thur Cty Capital Fac-State			2,000,000	2,000,000
<b>Total Funding</b>			<b>13,935,000</b>	<b>13,935,000</b>

**Narrative**

Please see attached documents for Capital Staffing request for more details.

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41480, Olympia, WA 98504-1480

## Maintenance Backlog Reduction Plan

This backlog reduction plan addresses critical repairs in the assets for which the Department of Enterprise Services (DES) has statutory responsibility of care and custody (RCW [43.19.125](#)). This plan requests funding for projects with the highest risk to life safety and imminent failure.

DES manages over 5.5 million square feet of office, public and historic space across multiple counties. On the Capitol Campus we oversee specialized spaces such as parking garages, a steam plant, a lake, parks, and open spaces.

Common to all these facilities is the need for ongoing and preventative maintenance. Many of these structures are well beyond their useful life. The average construction date for buildings on West Campus is 1942; East Campus is 1978.

The current level of funding to meet preventive maintenance and critical preservation requirements is inadequate. Accelerated building and systems failures will quickly become more prevalent and costly at our current funding level for maintenance and capital renewal. Our request for emergency repair funding is a symptom of the shortfall of funding to maintain our facilities.

Reducing the deferred maintenance backlog allows us to do the following:

- Use maintenance dollars more effectively.
- Eventually eliminate the deferred maintenance backlog and shift to a preventive maintenance approach.
  - Implementing a preventive maintenance approach will reduce premature failure of building systems, structures, and utility systems. Repairing systems that have prematurely failed is more expensive than performing preventative maintenance.
- Reduce the risk of system failure which can create security breaches that result in life-safety risks.
- Reduce the deferred maintenance backlog and help protect and sustain the state's physical assets.

Our current approach focuses on systems with the highest risk level that could force us to vacate a facility or be fined by regulatory agencies. To identify these risk areas, DES relies on the experience of maintenance staff and project managers to develop preservation project lists in each location.

## **Tab B – Preservation Projects – In Agency Priority Order**

### 2 - Statewide Minor Works – Preservation Projects (Reappropriation)

#### Sub-project

1. *Capitol Lake Dam – Safety Repairs*

### 3 - Campus – Critical Fire Systems Upgrades

### 4 - Temple of Justice HVAC, Lighting & Water Systems (Reappropriation & New Funding)

### 9 - Legislative Building Systems Rehabilitation

### 11 - 23-33 Statewide Minor Works - Preservation (Preservation)

- *CBPS - HLB - HVAC Recommissioning Project*
- *Leg - Basement Water Infiltration*
- *Capitol Way Pedestrian Bridge - Repair*
- *Powerhouse - Replace Sewer Main*
- *Cherberg-O'Brien - Replacement of Failed Underground Storage Tank Monitor*
- *Dolliver - Replace Loading Dock Roof*
- *Dolliver - Roof Fall Protection Upgrades*
- *HLB-Plaza Garage - Replace Failed Tunnel Skylight*
- *Archives - Investigate and Repair Sewer Lines*
- *NRB - Computer Room Conversion*
- *Insurance - Foundation and Roof Drain Replacement*
- *Jefferson and Maple Park - Irrigation Main Replacement*
- *Mansion - Driveway and Walkway Repairs*
- *CBPS - NRB - Replace Chillers*
- *Kelso - Restroom Remodel*
- *ProArts - Replace Roof*
- *Leg - UV Security Film on Windows*
- *HLB - Reinforce Concrete Columns*
- *14th and Capitol Way - Irrigation Main Replacement*
- *State Farm - Replace Roof*
- *HLB - Domestic Water System Upgrades*
- *OB2 - Fall Protection Upgrades*
- *South Diagonal - Sidewalk Repair and Improvement*
- *Perry Street - Playground Permanent Shade Cover*
- *Leg - Skylight Repair*
- *Percival Cove - Bridge Road Guard Replacements*
- *Yakima - Upgrade Fire-Life-Safety System*
- *CBPS - Yakima - Replace Windows*



- *NRB - Mill Work (Cabinetry and Interior Finishes)*
- *CBPS - Kelso - Replace Windows, Storefronts, and Doors*
- *Columbia - Structural Repairs*
- *CBPS - OB2 - Replace Chillers*
- *CBPS - Kelso - LED Lighting Upgrade*
- *Cherberg - Sewer Service Replacement*
- *ProArts - HVAC repair*
- *Powerhouse - Install New Water Main and Hydrant*
- *Campus - Upgrade Electrical Vault Lids*
- *NRB - Exterior Cleaning*
- *Leg - Primary Circuit Selectivity*
- *CBPS - HLB - LED Install*
- *Campus - Exterior Furnishings and Improvements*
- *NRB - Repair Roofing*
- *CBPS - Transportation - Replace Chillers*
- *Transportation - Mill Work - Break Rooms, Coffee Bars, and Copy Rooms*
- *NRB - Storm Line Replacement*
- *Powerhouse - Medium Voltage (MV) Cable Modification*
- *OB2 - Storm Line Replacement*
- *NRB - Water Infiltration*
- *CBPS - OB2 - HVAC Recommissioning Project*
- *OB2 - Service Level - Former Data Center Conversion*
- *OB2-DOT - Clean Exterior*
- *CBPS - Old Cap - HVAC*
- *GA - Install Primary Electrical Circuit Selectivity*
- *Du Pen Fountain - Rehabilitation*
- *ESD - Mill Work - Number All Doors*
- *OB2 - Mill Work*

12 - CBPS - Modular Building - Critical Repairs & Upgrades

18 - Campus - South Diagonal - Storm Drain Replacement & Improvements

20 - Capitol Campus Underground Utility Repairs (Program)

- *Leg - South Parking Lot Utilities & Drainage Improvements*
- *Campus - Primary Electrical & Communications Circuit Improvements*
- *Campus - Washington Street Drainage and Utilities Repairs*
- *West Campus - Fire Water Flow Study and Improvements*
- *West Campus - Irrigation System Replacement*
- *Plaza Garage - Electrical System Upgrade*
- *Cherry Lane - Drainage and Utility Improvements*

- *Campus - Fiber Network-Mapping and Improvement to Campus Loop*
- *Campus - Water Meter Replacements*
- *East Campus - Irrigation System Update*

21 - CBPS - OB2 – Preservation

22 - Elevator Modernization (Reappropriation & New Funding)

- *Plaza Garage - Elevator No. 4*
- *TOJ - Elevator No.1*
- *NRB - Elevators No. 6 and 7*
- *Old Cap - Elevator No. 1 and 2*
- *Leg - Elevator No. 2*
- *Leg - Elevator No. 1*
- *Cherberg - Elevator No. 2*
- *Cherberg - Elevator No. 1*
- *NRB - Elevator No. 5*
- *Plaza Garage - Elevator No. 2*
- *Cherberg - Elevator No. 3*
- *Cap Court - Elevator No. 2*
- *Washington - Elevator No. 1*
- *OB2 - Elevator No. 1, 2, and 3*
- *Transportation - Elevator No. 2, 3, and 4*
- *Transportation - Elevator No. 1*
- *OB2 - Elevator No. 4*
- *Plaza Garage - Elevator No. 3*
- *Insurance - Elevator No. 1*
- *Yakima - Elevator No. 1*
- *Yakima - Elevator No. 2*
- *NRB - Elevator No. 1, 2, 3 and 4*
- *Leg - Elevator No. 3*
- *Leg - Elevator No. 4*
- *OB2 - Elevator No. 5*
- *OB2 - Elevator No. 6*
- *Dolliver - Elevator No. 1*
- *HLB - Elevator No. 4*
- *HLB - Elevator No. 1, 2 and 3*
- *Leg - Elevator No. 6*
- *Leg - Elevator No. 5*
- *O'Brien - Elevator No. 1*

23 - CBPS - Washington - Capital Preservation

24 - Capitol Campus Emergency Generator Replacement (Program)

- *TOJ - Emergency Generator Replacement*
- *NRB - Emergency Generator Replacement*

25 - West Campus Hillside Stabilization (Program)

- *West Campus - Hillside Stabilization - Conservatory Slope*
- *West Campus - Hillside Stabilization - Powerhouse Slope*
- *West Campus - Hillside Stabilization - Governor's Mansion*

26 - East Plaza - Water Infiltration & Elevator Repairs

28 - Marathon Park - Pedestrian Bridge Repairs

29 - Leg - Chamber Restoration

30 - Old Cap - Roof Replacement

31 - CBPS - O'Brien - Repair HVAC System

32 - Carpet and Blinds Replacement (Program)

- *Old Cap - Carpet and Blinds Replacement*
- *OB2 - Carpet and Blinds Replacement*
- *HLB - Carpet and Blinds Replacement*
- *NRB - Carpet and Blinds Replacement*

33 - Leg - Restore Chamber Skylights

34 - Cherberg-O'Brien - Repair Tunnel

35 - West Campus - Historic Doors Restoration

36 - CBPS - Insurance - Rehabilitation

37 - CBPS - Transportation - Preservation

38 - CBPS - Cap Court - Major Building Systems Rehabilitation

39 - CBPS - NRB - Preservation

40 - CBPS - Campus - HVAC N2 control devices

41 - Kelso - South Building Roof Replacement

- 42 - Cherberg - Foundation Drainage
- 43 - West Campus - Lighting Fixture Restoration
- 44 - CBPS - Cherberg – HVAC
- 45 - CBPS - Yakima - Replace HVAC Ductwork
- 46 - Campus - Electrical Panel Audit and Panel Upgrades
- 47 - Cherberg - Exit Lights
- 48 - Old Cap - Restroom Upgrade
- 49 - CBPS - HLB – Preservation
- 50 - CBPS - Archives - Building Renovation
- 51 - CBPS - Dolliver - Critical Building Repairs

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

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**Version:** 1B DES 23-25 Capital Budget Request**Report Number:** CBS002**Date Run:** 9/21/2022 11:45AM**Project Number:** 40000180**Project Title:** 21-31 Statewide Minor Works - Preservation**Description**

**Starting Fiscal** 2022  
**Project Class:** Preservation  
**Agency Priority:** 2

**Project Summary**

This is a reappropriation request for the minor works sub-project Capitol Lake Dam Repairs.

**Project Description**

Repairs to the Capitol Lake Dam will include the following:

- Fish gate repairs including a machine guard for OSHA compliance, securing the drive components from unapproved access and replacement of the wire ropes;
- Addition of guards to the shaft couplings connecting the gate electric motors to the gear reducers to comply with OSHA requirements for rotating machinery;
- Replacement of posts and repair and protection of undermined foundation on timber walkway for public safety;
- Install and repair fencing/guardrails for the safety of the public and maintenance staff;
- Safety improvements to the ladder to the catwalk;
- Replacement of the control room roof to prevent leaking and equipment moisture damage, including addition of a fall protection anchor point;
- Improved security through addition and upgrade of cameras;
- Terminate connections at stilling wells within raceway system for the METASYS level sensors and replace potentiometer and limit switches on the gate position sensors with updated technology for improved reliability;
- Steel grating repair: Provide positive connection to concrete surface;
- Other miscellaneous repairs per report and prioritized list.

The project timeline anticipates design from August 2021 through February 2022, followed by construction from June 2022 through February 2023. The repairs will be done in compliance with permitting requirements, including in-water work restrictions based on fish windows.

Repairs have been and will continue to be phased and completed in priority order based on the funding level, with priorities

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179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:45AM

Project Number: 40000180

Project Title: 21-31 Statewide Minor Works - Preservation

Description

set based on safety and risk to operations. A full list of completed and remaining repair items is attached along with the assessment report's executive summary.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

NA

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	887,000		587,000	300,000	
	<b>Total</b>	<b>887,000</b>	<b>0</b>	<b>587,000</b>	<b>300,000</b>	<b>0</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

SubProjects

SubProject Number: 40000191

SubProject Title: Capitol Lake Dam Repairs

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

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Project Number: 40000180

Project Title: 21-31 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000191

SubProject Title: Capitol Lake Dam Repairs

Starting Fiscal 2022

Project Class: Preservation

Agency Priority: 2

### Project Summary

This request is for a reappropriation to finish this 21-31 minor works project.

### Project Description

Repairs to the Capitol Lake Dam will include the following:

- Fish gate repairs including a machine guard for OSHA compliance, securing the drive components from unapproved access and replacement of the wire ropes;
- Addition of guards to the shaft couplings connecting the gate electric motors to the gear reducers to comply with OSHA requirements for rotating machinery;
- Replacement of posts and repair and protection of undermined foundation on timber walkway for public safety;
- Install and repair fencing/guardrails for the safety of the public and maintenance staff;
- Safety improvements to the ladder to the catwalk;
- Replacement of the control room roof to prevent leaking and equipment moisture damage, including addition of a fall protection anchor point;
- Improved security through addition and upgrade of cameras;
- Terminate connections at stilling wells within raceway system for the METASYS level sensors and replace potentiometer and limit switches on the gate position sensors with updated technology for improved reliability;

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:45AM

Project Number: 40000180

Project Title: 21-31 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000191

SubProject Title: Capitol Lake Dam Repairs

· Steel grating repair: Provide positive connection to concrete surface;

· Other miscellaneous repairs per report and prioritized list.

The project timeline anticipates design from August 2021 through February 2022, followed by construction from June 2022 through February 2023. The repairs will be done in compliance with permitting requirements, including in-water work restrictions based on fish windows.

Repairs have been and will continue to be phased and completed in priority order based on the funding level, with priorities set based on safety and risk to operations. A full list of completed and remaining repair items is attached along with the assessment report's executive summary.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

NA

**Operating Impacts**

**No Operating Impact**



<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000180	40000180
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:40AM

Project Number: 40000245

Project Title: Campus - Critical Fire System Upgrades

### Description

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 3

#### Project Summary

The Capitol Campus fire alarm systems, including building panels and field devices, are between 13 to 15 years old and have reached system obsolescence. These systems have exceeded the manufacture and NFPA 72 (National Fire Alarm and Signaling Code) life span of 10 years and are at risk of failure.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Failure of these fire systems is imminent and steps need to be taken now to mitigate future impacts. Without proper fire systems, DES would be subject to the code mitigation requirements from the local Fire Department. Mitigation will include but is not limited to, hiring additional staff acting as fire watch who will manually search the buildings on a 24-hour rotation. This will create a tremendous life safety and organizational risk to keep the buildings open for tenant use.

Further, the current capitol campus fire alarm system was manufactured by Johnson Control International (JCI). In 2018, JCI bought Simplex and stopped supporting the older system as well as replacement parts. As components fails within these systems, replacement components will be difficult, if not impossible to replace.

Failure to move forward with a replacement plan may result in the following.

##### **Fire System Failures:**

- No early notification system for building occupants so they can exit the building
- No notification to internal fire staff or fire emergency professionals
- No manual fire alarm system – fire pull stations will be inactive and will not notify fire professionals
- No horn/strobes
- No smoke detectors
- Automatic suppression system will work, but there will be no warning of water flow from a sprinkler head (this could lead to heavy water damage in the event of a failed head since there would be no notification of water flowing through the system)
- Elevators would not be recalled to a safe location, allowing riders to be delivered to a floor with an active fire
- Fire Doors will not close to stop the fire from spreading
- No secondary reporting of smoke or fire, no dialing out to the monitoring company to report alarms, troubles, or supervisory signals coming from the defective system
- No ability to close HVAC systems allowing the fire to spread to multiple floors rapidly
- In case of a fire, there will be extensive fire damage due to delayed reaction time
- Unoccupied buildings legally need to have adequate fire systems
- Unoccupied buildings can lead to additional building system failures such as HVAC

##### **Financial impacts:**

- B&G would potentially need to hire staff to do onsite fire watch patrol when the building is occupied. Depending on overall square footage, minimum number of two staff per building will be needed to meet fire code mitigation requirements. The estimated daily cost would be \$7,200 (\$150/hour x 2 staff x 24 hours) and approximately \$216,000 per month.
- Fire system alarm failure may also result in fines related to full or partial shutdowns and false alarm dispatches.

Failure to replace the fire system prior to system failure will result in multiple risks, such as:

- A failure to meet the industry standards in response to threats, hazards, and risks to the community
- Operational risks to DES operations and Capital Campus tenants that include state agencies, boards, and commissions
- Reputational risks to DES for failing to provide tenants and the public with safe buildings to occupy.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:40AM

Project Number: 40000245

Project Title: Campus - Critical Fire System Upgrades

**Description**

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This requesting funding will replace fire alarm systems throughout campus buildings. The specific prioritization and scope of work will follow the recommendations of an assessment to be completed fall 2022.

This project schedule is estimated to be:

Design August 2023 – January 2024

Construction March 2024 – December 2024

**3. How would the request address the problem or opportunity identified in question #1?**

Funding this request will immediately support fire detection, control, and enunciation system replacements in 24 campus buildings, garages, and one off-campus building.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives will be further determined during an assessment currently underway.

Status quo is not a viable alternative as it poses a life/safety risk for staff and visitors to the campus.

**5. Which clientele would be impacted by the budget request?**

This project will protect the life-safety of all staff and visitors to campus buildings.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government.
- Goal #3 Sustainable energy & a clean environment by improving energy efficiency.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o Ensure workspaces provided to customers are safe, healthy and sustainable
  - o Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:40AM

Project Number: 40000245

Project Title: Campus - Critical Fire System Upgrades

**Description**

- o Is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- o Aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

No.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

NA

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	12,000,000				12,000,000
	<b>Total</b>	<b>12,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,000,000</b>

Future Fiscal Periods

2025-27

2027-29

2029-31

2031-33

OFM

179 - Department of Enterprise Services  
 Capital Project Request  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:40AM

Project Number: 40000245

Project Title: Campus - Critical Fire System Upgrades

**Funding**

Future Fiscal Periods

2025-27

2027-29

2029-31

2031-33

057-1 State Bldg Constr-State

Total

0

0

0

0

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000245	40000245
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:47AM

Project Number: 92000040

Project Title: Temple of Justice HVAC, Lighting &amp; Water Systems

### Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 4

#### Project Summary

This work was funded in 2021-23. However, the total project cost exceeds the current appropriation due to cost escalations. Additional funding is needed to complete the lighting and plumbing portion of the project.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

Recent cost escalations in the construction industry forced Enterprise Services to remove both the lighting and plumbing work from the 2021-23 project scope. This request will fund both system upgrades, returning the project to its complete scope. Upgrading the three systems (HVAC, lighting, and plumbing) simultaneously will provide the best outcomes for this project because,

- The larger scope is more efficient in terms of contractor mobilization and demolition costs.
- Reduces disruption to building occupants because tenants are already in a swing space.
- Optimal efficiency of the related building system upgrades.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will update and replace the plumbing and lighting systems that are past their useful life expectancy, inefficient, and contribute to occupant discomfort.

This work should be performed concurrently with the ongoing HVAC replacement to reduce contractor mobilization and demolition costs, reduce disruption to building occupants, and optimize the efficiency of the related building system upgrades. Therefore, this work should be completed:

- o 2023-25 Biennium - Design and Construction

##### 3. How would the request address the problem or opportunity identified in question #1?

This project is a priority because the current building systems are past their life expectancy, with system failures either occurring or imminent. Upgrading systems will also improve overall energy efficiencies, decreasing operating costs.

If omitted or delayed, the State will miss an opportunity to lower the building operating costs, provide more effective lighting and plumbing for the building occupants, and the opportunity to contribute to meeting the Governor's energy performance objectives as outlined in EO 20-01. Aged lighting systems will continue to add to the heating load of the building, and the building HVAC will continue to draw more energy to balance the lighting heat output.

##### 4. What alternatives were explored? Why was the recommended alternative chosen?

Alternatives include updating systems individually (e.g., Heating, Ventilation and Air Conditioning (HVAC), plumbing, lighting, and security systems). However, this approach could introduce both fiscal and construction inefficiencies. Utilizing a systematic and comprehensive approach, efficiencies of scale could be achieved, requiring single mobilization and overhead costs while limiting the requirement to re-work portions of the projects that naturally overlap. Enhanced maintenance and repairs in lieu of replacement will not address the issue of the systems that are currently failing to provide adequate working conditions and security conditions. Taking "No-Action" will likely result in deteriorating conditions for the people in the building and increase the risk of failure in

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:47AM

Project Number: 92000040

Project Title: Temple of Justice HVAC, Lighting & Water Systems

### Description

this 100-year old historic campus building.

#### **5. Which clientele would be impacted by the budget request?**

Constructed in 1919, this 100-year historic Capitol Campus structure is one of the oldest buildings on the Washington State Capitol Campus. This project is a crucial component of preserving this community and historic treasure not only for current day operations of the Supreme Court, but also for future generations of Washingtonians.

In addition, this project will provide the tenants a safer building that provides an adequately controlled internal building environment, room temperatures that are consistent with industry standards, air quality that is conducive to occupant needs and document preservation, modern quality and energy efficient lighting.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:47AM

Project Number: 92000040

Project Title: Temple of Justice HVAC, Lighting & Water Systems

Description

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Improved energy efficiencies will be achieved through upgrades of energy efficient lighting systems.

11. Is there additional information you would like decision makers to know when evaluating this request?

No

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

Conforms to GMA requirements

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	34,007,000		1,786,000	28,214,000	4,007,000
289-1	Thur Cty Capital Fac-State					
373-2	Corona Cap Proj Acct-Federal					
<b>Total</b>		<b>34,007,000</b>	<b>0</b>	<b>1,786,000</b>	<b>28,214,000</b>	<b>4,007,000</b>



	Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State				
289-1 Thur Cty Capital Fac-State				
373-2 Corona Cap Proj Acct-Federal				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Operating Impacts

### No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	92000040	92000040
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:44AM

Project Number: 30000791

Project Title: Legislative Building Systems Rehabilitation

### Description

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 9

#### Project Summary

This project will repair and improve the functionality of the Legislative Building's Heating, Ventilation and Air Conditioning (HVAC) system, and integrate the system into campus controls. The specific implementation measures will follow an Investment Grade Audit currently underway.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

Construction on this historic building was completed in 1928. The building currently supports critical work benefits the people of Washington. This project presents an opportunity to make measurable improvements to the working conditions of the legislators and their staff, and the experience of constituents and visitors within the building.

The HVAC issues include:

- Occupants are unable to control the temperature in individual offices. Many areas of the buildings are either too hot or too cold; this imbalance will continue without a fully functional and integrated control system.
- Building systems operate inefficiently, increasing utility and maintenance costs and causing additional wear and tear on equipment. Examples include simultaneous heating and cooling and no streamlined seasonal settings to take advantage of predictable changes in building occupancy.
- Energy consumption in the Legislative Building is above average due to the lack of control over the system with minimal automation and majority manual control.
- RCW 19.27A.200 requires DES to reduce energy consumption and carbon emissions (RCW 70A.45). Without the ability to control the building's HVAC functions, it will be impossible to meet these statutory requirements.

This project promotes:

- o Energy efficiency,
- o Tenant comfort and efficiency
- o Asset preservation

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will repair and improve the functionality of the Legislative Building's Heating, Ventilation and Air Conditioning (HVAC) system, and integrate the system into campus controls.

The specific implementation measures will follow an Investment Grade Audit currently underway.

This project schedule is estimated to be:

Design: August 2023 – January 2024

Construction: January 2024 – December 2024

##### 3. How would the request address the problem or opportunity identified in question #1?

Funding this project will result in better control of office space temperatures and ventilation. In addition, the updated building systems will be more energy-efficient, resulting in lower operating costs.

The building systems that this project will address are failing to meet the needs of the tenants right now, are in the process of failing, or have already failed.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:44AM

**Project Number:** 30000791

**Project Title:** Legislative Building Systems Rehabilitation

## Description

If this project is not funded, the tenants will continue to be more uncomfortable and less effective and the building systems will continue to degrade and possibly fail.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives will be determined during the design portion of this project.

**5. Which clientele would be impacted by the budget request?**

During the predesign planning, scope and schedule of work will include participation and coordination with tenants for early planning. Impacts to the tenants will be construction activity and noise. Any swing space needs will also be under consideration during the predesign.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- DES Strategic Framework: Goal 1 – Deliver quality services and cost savings through strategic asset management
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefits.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:44AM

Project Number: 30000791

Project Title: Legislative Building Systems Rehabilitation

**Description**

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

Recommissioning the HVAC system will contribute to energy efficiencies and a lower carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs 19.27A.190 and 19.27A.210.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This work will directly support the State's obligation to the Clean Buildings Performance Standard (HB 1257).

**Proviso**

None.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
036-1	Capitol Bldg Constr-State	876,111	876,111			
057-1	State Bldg Constr-State	16,307,000				16,307,000
	<b>Total</b>	<b>17,183,111</b>	<b>876,111</b>	<b>0</b>	<b>0</b>	<b>16,307,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
036-1	Capitol Bldg Constr-State					

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:44AM

Project Number: 30000791

Project Title: Legislative Building Systems Rehabilitation

**Funding**

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	30000791	30000791
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 11

#### Project Summary

This request seeks funding for a compilation of Statewide Minor Works Preservation planned for 2021-31. These projects preserve state facilities and addresses public safety risks, reduces system failures, and protects vital state assets.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

This request is for a compilation of repairs to state-owned facilities or replacement of building system components, equipment, etc. to preserve the facility or its operations. The request includes specific improvements to buildings and grounds which are necessary to correct life/safety risks, reduce further damage to the facility, minimize future capital expenditures, and address operational impacts on the facilities managed by DES across the state. DES currently provides property management services and maintenance support for 5.5M square feet of office building space, the State Capitol Campus grounds and parks, and approximately 6,000 parking stalls in five counties.

The attached minor works preservation project list is the result of specific assessments conducted by DES and contracted professionals to reduce the state's deferred maintenance backlog. Teams comprised of property managers, project managers, and maintenance staff.

A description, justification, and cost estimate for each minor work preservation project is included in the sub-project list.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

These projects will preserve and improve the existing facility and its related systems. Each project will address deferred maintenance/renewal backlog, correct safety and code violations, and provide for new technology. This sustained level of preservation will ensure safe, reliable, and accessible office and support facilities for state agencies delivering a variety of services and programs. Each project will support the work of state government and enable public accessibility to state-owned facilities. These minor works projects reduce health and safety risks to the state employees and public, improve workplace environments, and protects the state vital assets and resources.

##### 3. How would the request address the problem or opportunity identified in question #1?

To address the specific problems identified for each facility identified, the minor works preservation project will:

- Address public or life safety issues;
- Improve the workplace environment;
- Correct code violations or address updated codes;
- Reduce the backlog of deferred renewal or maintenance;
- Extend the useful life of the assets/components;
- Improves accessibility to the general public and employees; and
- Promote greater energy efficiency and related cost savings.

These projects result in safer, more reliable and accessible state facilities. Not taking action increases overall risk of injury to people and damage or loss of property.

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**Description****4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives considered for each of these projects include:

Run-to-Failure (Status Quo): Allow facilities or its component system to “run to failure.” DES maintenance would respond to assess and correct failures on an “as-needed” basis. This reduces government efficiency detracting from other preventative maintenance activities, and results in operational impacts to the building occupants or public. When significant failures occur, DES can be required to request emergency funding for repairs by a contractor. The “Run-to-Failure\_” alternative is costly to the state, and for this reason, this alternative was deemed as an unacceptable alternative.

Inclusion in Large Capital Project: DES could defer improvements for inclusion in a large capital project, such as a major building renovation or redevelopment project. This alternative requires the system remain operational until funding for the large capital project is made available. When significant failures occur, DES will be required to request emergency funding for necessary repairs. This alternative essentially is similar to the “Run-to-Failure” alternative, and can be very costly to the state. This alternative was deemed as an unacceptable alternative.

Many of the minor works preservation projects relate to aged facilities or related systems, which are long past their life expectancy.

**5. Which clientele would be impacted by the budget request?**

The minor works preservation projects will impact and provide benefit to 6,000 state employees at the State Capitol Campus and more than 1,500 occupants at DES facilities in 5 counties. These projects will protect the state asset and resources, improve worker safety and work environment, support better accessibility to government services, and reduce operational costs for state government.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

These project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**Description**

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

No

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Approps
057-1	State Bldg Constr-State	2,154,000				
289	Thur Cty Capital Fac-Unknown	500,000				500,000
289-1	Thur Cty Capital Fac-State	17,999,000				2,187,000
	<b>Total</b>	<b>20,653,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,687,000</b>
			Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33	
057-1	State Bldg Constr-State	295,000	1,859,000			
289	Thur Cty Capital Fac-Unknown					
289-1	Thur Cty Capital Fac-State	4,169,000	2,300,000	5,435,000	3,908,000	
	<b>Total</b>	<b>4,464,000</b>	<b>4,159,000</b>	<b>5,435,000</b>	<b>3,908,000</b>	



OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

Operating Impacts

No Operating Impact

SubProjects

SubProject Number: 40000253

SubProject Title: CBPS - HLB - HVAC Recommissioning Project

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000253

SubProject Title: CBPS - HLB - HVAC Recommissioning Project

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

Project Summary

This project will implement a set of improvements to the heating, ventilation, and air-conditioning (HVAC) system in the Highway License Building, increasing the energy efficiency of the building and contributing to the State's climate goals.

Project Description

1. *Identify the problem or opportunity addressed. Why is the request a priority?*

In March 2021, McKinstry completed a Re-Commissioning Investment Plan for HLB. The report identified deficiencies and a list of recommended repairs or improvements. This project will resolve the identified deficiencies, ensuring the HVAC system will operate more efficiently, use less energy, be more cost effective, and provide better control over building pressure resolving current security concerns.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

This request is to implement the recommendations from the 2021 McKinstry Re-Commissioning Investment Plan, updating the HVAC system to improve efficiency and safety.

The work would be done during the 2023-25 biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will make the updates identified in the 2021 Re-Commissioning Investment Plan.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative to doing the project is the status quo of continuing to make piecemeal updates to hardware as it fails.

This project will improve efficiency and security.

**5. Which clientele would be impacted by the budget request?**

The HLB houses the Department of Licensing and the Attorney General's Office. These essential agencies provide services to a wide range of clients.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

#### SubProjects

SubProject Number: 40000253

SubProject Title: CBPS - HLB - HVAC Re-commissioning Project

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

• 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

• DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

This project will contribute to energy efficiencies and a lower carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs 19.27A.190 and 19.27A.210.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000253

SubProject Title: CBPS - HLB - HVAC Recommissioning Project

This request will improve efficiency and security at the HLB.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	500,000				500,000
	<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000252

SubProject Title: Leg - Basement Water Infiltration

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000252

SubProject Title: Leg - Basement Water Infiltration

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will address ongoing water seepage into the basement areas of the Legislative Building and develop a practical working model to best mitigate groundwater infiltration.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Ongoing groundwater infiltration is occurring in multiple location throughout the basement levels of the Legislative Building during periods of ground saturation, which can present a variety of impacts to building preservation in addition to general health and life-safety.

Specific locations include the northeast basement elevations, along with power vault location located on the southeast elevation.

Addressing the water infiltration challenges is critical to maintaining life-safety and operational performance of the Legislative Building.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

Via the assistance of project consultants, this request will develop and implement a comprehensive approach to identifying and mitigating water infiltration challenges in the basement levels.

This project is scheduled to be completed in the 2023-25 biennium, at a total cost of \$500,000

### 3. *How would the request address the problem or opportunity identified in question #1?*

Funding this project will allow for the immediate mitigation of ongoing water infiltration, while improving the quality of life-safety at the Legislative Building and minimizing impact to historic building materials.

### 4. *What alternatives were explored? Why was the recommended alternative chosen?*

- Due to the type of project, there are very limited alternatives.
- It is strongly recommended that steps to mitigate water infiltration are implemented immediately to best preserve the overall condition of the basement and discourage further deterioration and mold growth.
- If no action is taken water infiltration will continue to deteriorate historic building materials and present significant life-safety concerns over mold contamination.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000252

SubProject Title: Leg - Basement Water Infiltration

### 5. *Which clientele would be impacted by the budget request?*

With the intention to complete this project outside of legislative session, impacts to tenants and stakeholders are projected to be minimal as the project focuses on basement areas.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the 2006 Master Plan for the Capitol of the State of Washington, specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope for this project is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000252

SubProject Title: Leg - Basement Water Infiltration

N/A

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289	Thur Cty Capital Fac-Unknown	500,000				500,000
	<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>

**Future Fiscal Periods**

Acct Cod	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
289	Thur Cty Capital Fac-Unknown				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000254

SubProject Title: Capitol Way Pedestrian Bridge - Repair

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000254

SubProject Title: Capitol Way Pedestrian Bridge - Repair

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will complete repairs and address an imminent public safety risk from deteriorating concrete on the Capitol Way Pedestrian Bridge falling on vehicles traveling on Capitol Way.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES requests funding in the 2023-2025 Biennium. The project will repair spalling concrete, cracks, and delamination on the Capitol Way Pedestrian Bridge.

Currently, pieces of concrete periodically fall into Capitol Way from the pedestrian bridge, creating a safety issue and impairing the bridge's structural integrity. The bridge carries pedestrians, bicycles, and maintenance equipment (mowers) over Capitol Way between the East and West Capitol Campus. The condition of the bridge is concerning to both employees and members of the public.

The bridge inspection report, DOT Bridge Inspection Report, July 11, 2018, completed by the Washington State Department of Transportation noted delaminated areas with multiple patches and shallow spalls with exposed rebar. There are also joints with rusty cracks, spalls, and delamination across the width of the bottom surface and on the sides of the slab.

The bridge is oriented west to east and is located just south of the corner of Capitol Way South and 14th Avenue SE on the Capitol Campus. The bridge connects the southwest part of East Plaza near the Korean War Memorial to West Campus at the Visitors Center. The project will repair the damaged concrete on the bridge, preserving it, and extending its useful life for continued public access.

As the condition continues to worsen through years of service, spalling concrete becomes more of a public safety concern, especially when pieces fall into the roadway below. Patches can provide temporary improvement, but it reaches a point when permanent repairs must be made to protect the asset and the public.

Safety and good stewardship are primary goals of the DES capital plan. Both priorities are promoted by completing this project.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

Funding this project will make the bridge safe for the public and state employees using it daily and will extend the life of the asset.

The project will repair spalls and delamination's in the slab below the compression seals at the ends of the drop-in spans in Spans 2 and 4. It will remove all loose and delaminated concrete and laminar rust and treat the exposed steel with rust inhibitor or remove all rust and coat with an epoxy based paint, all per recommendations of the DOT bridge inspection.

The project will begin in August 2023 and be completed prior to June 2024.

This is a minor works project that cannot be phased. The repairs need to be made as part of one project.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000254

SubProject Title: Capitol Way Pedestrian Bridge - Repair



**3. How would the request address the problem or opportunity identified in question #1?**

Funding this project and completing the DOT recommended repairs to the concrete on the bridge will make the bridge safe for the public and state employees using it daily and will extend the life of the asset.

The bridge is steadily deteriorating, making temporary patches less effective. Completing comprehensive repairs will remedy the problem, restore safety and extend the useful life of the bridge.

The safety risk will increase without repair, and concrete damage will ultimately lead to larger structural problems (i.e. exposed rebar and reduced concrete thicknesses) significantly increasing repair costs in the future. This causes risk to pedestrians and to drivers/vehicles.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

This is a small but important project to complete in order to maintain access between the two parts of the Capitol Campus and also to maintain the bridge in a safe and operational condition. The project cannot be phased. The work needs to be completed at one time for efficiency and the least disruption to users.

The bridge already has numerous patches, where concrete has broken down. Permanent repairs need to be completed to stop the deterioration, extend the bridge's usable life and make it safe for long-term use. Without the repairs, the bridge's condition will continue to worsen and decline over time, until it eventually reaches a point of some major failure.

**5. Which clientele would be impacted by the budget request?**

This bridge allows access between the East and West Campus without having to directly cross Capitol Way. It is used constantly by state employees and members of the public, both pedestrians and bicyclists. Maintenance staff also use the bridge to move mowers back and forth. Access and public safety are both important reasons to complete this project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the Governor's Results Washington goals for efficient, effective and accountable government, including increased customer satisfaction.

It supports the DES Capital Plan Priorities for excellence in stewardship, safety and sustainability. The project will preserve state-owned infrastructure and allow it to continue to function long into the future.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000254

SubProject Title: Capitol Way Pedestrian Bridge - Repair

This project also supports the 2006 Master Plan for the Capitol of the State of Washington by supporting public use and access to the Capitol Campus and specifically to the Campus Grounds.

The Department Of Transportation - Bridge Inspection Report dated July 11, 2018, recommends repair to this much-used Capitol Campus bridge.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This project will complete repairs and address the public safety risk on the Capitol Way Pedestrian Bridge, maintaining a safe access route between the East and West Capitol Campus.

Reference:

Department Of Transportation - Bridge Inspection Report, July 11, 2018

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000254  
SubProject Title: Capitol Way Pedestrian Bridge - Repair

**Growth Management impacts**  
Conforms to GMA requirements

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Cod</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
289-1	Thur Cty Capital Fac-State	229,000				229,000
<b>Total</b>		<b>229,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>229,000</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State					
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000255  
SubProject Title: Powerhouse - Replace Sewer Main

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000255  
SubProject Title: Powerhouse - Replace Sewer Main

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

**Project Summary**

This project would replace the existing pressure force main with a new force main from the Powerhouse pump station to the Mansion parking lot on top of the hill. The force main is leaking creating an opportunity for leaking sewage to travel into Capitol Lake.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The galvanized steel sewer pressure force main, from the Powerhouse to the Mansion Parking lot, is buried in-ground and has reached the end of its service life. Galvanized steel does not perform well with sewage and direct in-ground buried situations. Unfortunately, the hillside is unstable and a potential slide hazard, thus any replacement approach needs to take this into account. The current force main is leaking, creating an environmental hazard by contaminating soils and groundwater around the leakage areas. If the force main is not replaced, leaking sewage may travel into Capitol Lake.

Scope of the project was derived from:

- West Capitol Campus Inventory, Analysis, and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer, and Irrigation. Parametrix, 2009.
- Hillside Evaluation and Preliminary Design, Olympia Capitol Campus. Golder Associates, 2010.
- Utility Line Video Investigations. Gray and Osborne, 2013
- Powerhouse Road Utility Relocation. Gray & Osborne, 2015
- Powerhouse/Steam System Conversion: Investment Grade Audit-Combined Heat and Power Project. University Mechanical Contractors, 2017
- Capitol Campus Utility Renewal Plan, Reid Middleton, 2017

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

Completion of this project will replace a critical infrastructure system and will be installed in compliance with campus standards. This project will provide a long-term solution to this section of sewer force main that is past its service life.

As the steep hillside above the powerhouse is unstable, the improvement is to replace the "force main" at the toe (the bottom) and on the top of the hillside and connect the two high density polyethylene (HDPE) sections with a black iron pipe. The iron pipe will be insulated and anchored to the top of the existing steam tunnel which conveys the sewer force main to connect to other elements of the West Campus sewer system.

By funding this project the environment hazard will be corrected and the force main will not be connected to an unstable hillside. This replacement will stabilize the sewer force mains connected to the lines at the powerhouse.

The schedule would depend on the time consultants will need to assess the stability of the hill and the area in which the force main is being relocated. Due to the nature of the project, it is not scalable.

Project timeline is anticipated to be FY23-25.

Pre-design: June – October 2023

Design: November 2023 – April 2024

Construction: June 2024 – December 2024

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000255

SubProject Title: Powerhouse - Replace Sewer Main

**3. How would the request address the problem or opportunity identified in question #1?**

This project replaces the force sewer main line from the Powerhouse to the Mansion Parking Lot, connecting to the main sewer line at 12th Avenue. Completion of this project will replace a critical portion of the infrastructure system. This project will provide a long-term solution to this section of sewer force main that is past its service life.

If the main is not replaced and the force main fails, there is a risk of sewage leaking into surrounding soil and water tables and into Capitol Lake. The current condition of the sewer force main creates a high risk of an environmental hazard event.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action – Taking no action leads to a high risk of sewage leaking into water table or into Capitol Lake.

Enhanced Maintenance – Increasing maintenance efforts to prevent leakage for example is not possible because the force main is in-ground, and it is important to avoid repeated trenching on the unstable hillside.

Preferred Alternative – Replace existing leaking force main with HDPE and black pipe at top and bottom of the hill.

**5. Which clientele would be impacted by the budget request?**

This project would not have direct tenant impacts as the majority of the work would be on the hillside. However, it would affect assets if they were currently connected to the sewer line. To avoid shutting down restrooms during standard business hours, the work related to the force main connections could be done on an after-hour basis.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000255

**SubProject Title:** Powerhouse - Replace Sewer Main

high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

- West Capitol Campus Inventory, Analysis, and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer, and Irrigation. Parametrix, 2009.
- Hillside Evaluation and Preliminary Design, Olympia Capitol Campus. Golder Associates, 2010.
- Utility Line Video Investigations. Gray and Osborne, 2013
- Powerhouse Road Utility Relocation. Gray & Osborne, 2015
- Powerhouse/Steam System Conversion: Investment Grade Audit-Combined Heat and Power Project. University Mechanical Contractors, 2017
- Capitol Campus Utility Renewal Plan, Reid Middleton, 2017.

### Location

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

### Project Type

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000255

SubProject Title: Powerhouse - Replace Sewer Main

### Growth Management impacts

Conforms to GMA requirements

### Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	215,000				215,000
	<b>Total</b>	<b>215,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>215,000</b>

### Future Fiscal Periods

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Operating Impacts

No Operating Impact

SubProject Number: 40000256

SubProject Title: Cherberg00'Brien - Replacement of Failed Underground Storage Tank

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000256

SubProject Title: Cherberg00'Brien - Replacement of Failed Underground Storage Tank

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

This project will replace the tank monitors at the O'brien building and the Cherberg building. The Department of Ecology provided inspection and a issued a Notice of Non-Compliance for the Underground Storage Tank (UST) in January 2022. Both tank monitors were not functioning during the inspection. These monitors have had many problems in the past as well with not printing and not being able to read the display. It is highly recommended that the monitors at these two locations be replaced.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Currently the tanks are not being properly monitored. Any tank leaks would go unnoticed.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Project is scheduled FY 23-25. And to complete in one biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

Risk of not funding this project would result in undetected tank leaks and potential tank failures.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives

**5. Which clientele would be impacted by the budget request?**

The Senate and caucus staff who occupy the building, Capitol Campus employees as well as regular community visitors and stakeholders will all benefit from UST monitoring of the UST that serve these historic buildings.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction;

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000256

**SubProject Title:** Cherberg00'Brien - Replacement of Failed Underground Storage Tank

2.2 Reduce the cost of energy at state owned facilities.



- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

May be determined during design.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**  
N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

-  
Department of Ecology, Underground Storage Tank Section, Notice of Non-Compliance for Underground Storage Tank Inspection, January 19, 2022

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 4000256

SubProject Title: Cherberg00'Brien - Replacement of Failed Underground Storage Tank

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

<u>Acct</u>		<u>Estimated</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Prior</u>	<u>Current</u>	<u>Reappropriations</u>	<u>New</u>
			<u>Biennium</u>	<u>Biennium</u>		<u>Appropriations</u>
289-1	Thur Cty Capital Fac-State	150,000				150,000
	<b>Total</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 4000257

SubProject Title: Dolliver - Replace Loading Dock Roof

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 4000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 4000257

SubProject Title: Dolliver - Replace Loading Dock Roof

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This minor works request will replace the failed roof on the loading dock of the historic Dolliver Building. The roof leaks extensively, causing damage from water infiltration and safety concerns for agency employees who use the area as a loading dock and employee entrance.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Dolliver Building was completed in 1914 and was Olympia's first free-standing United States Post Office. In 1929, a one-story rectangular addition was added to the west elevation. In 1960, a loading dock and the shed roof were added to the north elevation of the addition. The shed roof is a wood-framed structure supported by steel members. The roofing appears to be a built-up, bituminous system. The roof structure does not appear to be vented.

The loading dock roof has failed. It is past its useful life, leaks extensively, and the leaks and lack of proper ventilation have caused the framing to rot. A 2015 survey of the roof by Wayne's Roofing stated that the roofing on the loading dock roof was judged to be in poor condition and in need of immediate attention.

The roof ponds water and supports organic growth. The roof assembly does not appear to be vented, which may result in water damage to the roof sheathing. It is possible that this is the original roofing installed in 1960. The structure itself is not safe to stand on to maintain as it is rotting from the extensive leaks and appears in danger of collapse. The area is used as the building's loading dock and as an employee entrance, creating safety concerns.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will replace the 500 square foot roof on the building's loading dock providing positive slope to the drain, replacing decayed framing and corroded steel roofing elements, providing strip ventilation at the underside of the roof canopy, replacing counterflashing at the east and south edges of the loading dock roof, installing a new over-flow drain and fall protection, as needed. The 2016 Dolliver Building Envelope and Systems Assessments Recommendations, BOLA, provides recommendations for the new roof that will be further considered during the design phase of this project.

The estimated project timeline:

- Design September 2023 – February 2024
- Construction June 2024 – August 2024

### 3. *How would the request address the problem or opportunity identified in question #1?*

The loading dock roof replacement will prevent further water infiltration and repair structural elements of the loading dock. These repairs will preserve the asset, reduce maintenance costs and improve safety for building tenants. The project will install a new roofing membrane and positive drainage.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000257

SubProject Title: Dolliver - Replace Loading Dock Roof

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Phasing or separating the work is not possible due to the already small scale of this project.

The roof could have been replaced as part of the proposed Dolliver Critical Building Repairs Project, however, since that project is not expected to begin until 2031, the condition of this failed roof will not allow deferral for that length of time.

Continuing to defer this project means risking a complete failure and collapse. No Action will result in unpredictable emergency needs that would be more expensive to fix and cause undue disruption, while continuing life/safety risks for building occupants and for maintenance staff who need to access the roof.

**5. Which clientele would be impacted by the budget request?**

The Secretary of State's Office currently occupies this building. Construction work will have some impact on building tenants, but once completed will provide a safer work environment for maintenance personnel and occupants. DES will work with the tenant agency to minimize impact as much as possible.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations. Set a standard for continuous improvements.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2- Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000257

**SubProject Title:** Dolliver - Replace Loading Dock Roof

· DES Leadership Model: Big 3 Initiatives; Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

The project promotes DES Capital Plan Priorities for excellence in stewardship, safety and sustainability.

The project will preserve a state-owned facility and allow it to continue to serve its state government functions.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

- Dolliver Building, Building Envelope and Systems Assessments, Recommendations and Statement of Probable Costs, July 12, 2016, by BOLA Architecture + Planning
- Inspection Report, James M. Dolliver Building, Wayne's Roofing, Inc., September 11, 2015

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	100,000				100,000
	<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

---

SubProject Number: 40000257  
SubProject Title: Dolliver - Replace Loading Dock Roof

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000258  
SubProject Title: Dolliver - Roof Fall Protection Upgrades

**OFM**  
**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

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SubProject Number: 40000258  
SubProject Title: Dolliver - Roof Fall Protection Upgrades

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

**Project Summary**

This minor works request will install safety railings and fall protection on the historic 1914 Dolliver building to comply with current codes and for the life/safety benefit of maintenance staff required to work on the building roof.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The existing horizontal lifeline fall restraints at the upper flat roof are loose, and the structural restraint is unknown from review of available documents according to the 2016 Dolliver Building Envelope and Systems Assessments Recommendations, BOLA. A roof hatch near the edge of the sloped roof is without edge protection per a 2015 Inspection Report, Wayne's Roofing.

The access hatch to the top of the mansard roof is located along the east edge of the low-sloped field, adjacent to the sloped mansard. Wayne's Roofing recommended installing a safety railing adjacent to the access hatch to protect workers from stepping out of the hatch and falling down the mansard.

The Dolliver Building was completed in 1914 and was Olympia's first free-standing United States Post Office. In 1929, a one-story rectangular addition was added to the west elevation. In 1960, a loading dock and the shed roof were added to the north elevation of the addition. The main roof of the building is a metal panel clad mansard roof. The upper flat portion of the roof is low-sloped, with a single-ply membrane. A continuous gutter is located around the perimeter of the base of the mansard roof. The gutter is also covered with a single-ply membrane. The addition roof is low-sloped, with a single-ply membrane. The shed roof is a wood-framed structure supported by steel members. The roofing appears to be a built-up, bituminous system.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will provide safety railing and fall protection on the historic Dolliver Building, providing a code-compliant system that will improve life/safety work conditions for maintenance staff.

The assessment recommends replacement of existing fall restraints at the 40-foot elevation flat roof, addition of fall restraints on the West Addition roof, and addition of safety railing at the access hatch.

Prior to the installation, a mock-up will be conducted of the new roof anchors. Anchors will be installed in the roof slab. The anchors shall be load tested to confirm that the railing will conform to fall arrest load requirements.

Roof Area:

Addition: 1,920 SF

Loading Dock: 500 SF

Main Building: 6,450 SF

Total: 8,870 SF

The estimated project timeline is as follows, and for efficiency should not be phased.

· Design August 2023 – February 2024

· Construction May – September 2024

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000258

SubProject Title: Dolliver - Roof Fall Protection Upgrades

**3. How would the request address the problem or opportunity identified in question #1?**

Ensuring adequate fall protection will enhance safety for all those needing access to the roof, including maintenance staff providing regular upkeep to the surface and drainage systems. These upgrades will make regular roof maintenance more efficient and safer. The safety railing and fall protection will enable future repairs while protecting worker health and safety.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Phasing or separating the work could only be done by roof area, but for efficiency does not make sense. This is already a small, minor works project and should not be broken down further.

No Action will result in continued life/safety risks for anyone accessing the roof.

**5. Which clientele would be impacted by the budget request?**

This work will have minimal impact for building tenants but will provide a safer work environment for maintenance personnel.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations. Set a standard for continuous improvements.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2- Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM



**Project Number:** 40000250  
**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000258

**SubProject Title:** Dolliver - Roof Fall Protection Upgrades

high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model: Big 3 Initiatives; Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

The project promotes DES Capital Plan Priorities for excellence in stewardship, safety and sustainability.

The project will preserve a state-owned facility and allow it to continue to serve its state government functions.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

- Dolliver Building, Building Envelope and Systems Assessments, Recommendations and Statement of Probable Costs, July 12, 2016, by BOLA Architecture + Planning
- Inspection Report, James M. Dolliver Building, Wayne’s Roofing, Inc., September 11, 2015

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000258

SubProject Title: Dolliver - Roof Fall Protection Upgrades

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	100,000				100,000
	<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000259

SubProject Title: HLB - Plaza Garage - Replace Failed Tunnel Skylight

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000259

SubProject Title: HLB - Plaza Garage - Replace Failed Tunnel Skylight

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will replace the leaking skylight that serves as the cover of the Plaza Garage / Highway License pedestrian tunnel. The aged tunnel cover is beyond repair and the leaking creates a slip and fall risk to pedestrians.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

This project would replace the leaking skylight of the Plaza Garage / Highway License pedestrian tunnel. The aged tunnel cover is beyond repair and the leaking creates a slip and fall risk to pedestrians.

Replacing the leaking skylight that serves as the cover of the Plaza Garage / Highway License pedestrian tunnel, will prevent injuries that could result from a slippery walkway and extend the useful life of the tunnel.

A cracked and deteriorated skylight causing a hazardous situation for employees do not meet safety standards, such as, Washington Industrial Safety and Health Act (WISHA) and Occupational Safety and Health Administration (OSHA).

Employees and visitors often have to walk from the Plaza Garage to the adjacent buildings using the pedestrian tunnel. The damaged skylight results in water intrusion and in wet and/or freezing conditions present a hazardous situation and could result in serious injury.

o Replacing the skylight will improve the pedestrian walkway conditions and enhance the workplace safety for employees and Capitol Campus visitors. Comprehensive replacement of the walkway skylight reduces the risk of injury and injury claims.

o This project will decrease the risk of damage to the tunnel structure due to water intrusion and repeated freeze – thaw cycles.

o Replacing the damaged and worn materials will prevent further damage to the components and will extend the useful life of this tunnel between buildings.

o This project will substantially decrease the risk of step and fall injuries that could result from water intrusion resulting in a hazardous walking conditions in the tunnel.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will result in the removal of the damaged tunnel skylight and the installation of a new functional skylight. With the new skylight in place, the tunnel will stay dry and be a safe passageway for pedestrian traffic.

The estimated project timeline:

Design September 2023 – January 2024

Construction May 2024 – September 2024

**3. How would the request address the problem or opportunity identified in question #1?**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000259

**SubProject Title:** HLB - Plaza Garage - Replace Failed Tunnel Skylight

This project will result in the removal of the damaged tunnel skylight and the installation of a new skylight. With the new skylight in place, the tunnel will stay dry and be a safe passageway for pedestrian traffic.

This project needs to be done now because the slip and fall hazards increase with each seasonal expansion and contraction of the materials.

The risk involved with not funding this request is that the conditions continue or get worse and somebody falls and injures themselves, potentially seriously.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The design phase will identify any alternative materials or construction techniques.

**5. Which clientele would be impacted by the budget request?**

All types of employees and campus visitors use the pedestrian tunnel to access the adjacent buildings and other parts of campus.

They have varying degrees of mobility, vision, dexterity etc. and they visit at all times of the year and times of day. A damaged skylight resulting in a hazardous walkway is a safety concern for employees and campus visitors. This is an opportunity to address a potential hazard and resolve it prior to a serious injury occurring.

Improving the walkway conditions enhances the workplace safety of employees and Campus visitors. During the times of construction, employees and campus visitors may have to use an alternate route in and out of the Plaza Garage.

DES anticipates that there will be no swing space implications.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, campus tenant agencies.

It also supports the following DES agency strategies, priorities and initiatives:

· Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o security and safety improvements on the Capitol Campus in accordance with the Security Study;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

Project Number: 40000250  
 Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000259  
 SubProject Title: HLB - Plaza Garage - Replace Failed Tunnel Skylight

Campuses for the 21st century;  
 o And aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:  
 N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
 N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No

Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia County: Thurston Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	97,000				97,000
	<b>Total</b>	<b>97,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97,000</b>

OFM

179 - Department of Enterprise Services  
 Capital Project Request  
 2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000259

SubProject Title: HLB - Plaza Garage - Replace Failed Tunnel Skylight

		Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1 Thur Cty Capital Fac-State					
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000260

SubProject Title: Archives - Investigate and Repair Sewer Lines

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000260

SubProject Title: Archives - Investigate and Repair Sewer Lines

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This request will address faulty sewer lines at the Archives building. Sewer water in the past has flooded the Archives stack area due to the insufficient slope in the sewer lines. Over the past five years, problems related to these sewer lines have required over \$10,000 in maintenance.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The sewer lines serving the Archives building are failing, obsolete, and have exceeded their useful life, requiring replacement to maintain a standard for use by state agencies. The existing are not sloped sufficiently to carry waste water from the building.

This project addresses the failing building systems and ensures a safe and healthy indoor environment for continuous operations of state government. This project also is an opportunity to address obsolete building systems.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project addresses the failing building systems, and ensures a safe and healthy indoor environment for continuous operations of state government. This project is the opportunity to address obsolete and poorly performing sewer lines.

The estimated project timeline.

- 2023 – 24 Assessment & Design
- 2024 – 25 Construction

Assessment & design will identify alternatives for phasing the project.

### 3. *How would the request address the problem or opportunity identified in question #1?*

This 1964 structure is unique in that it was envisioned as an archival building, and nearly the entire building is below ground level. This project will renovate or replace obsolete and aging sewer lines. It will address the need to protect building occupants and preserve this asset.

This project promotes:

- Tenant safety
- Tenant comfort and efficiency, and
- Asset preservation.

**OFM**

## **179 - Department of Enterprise Services Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000260

SubProject Title: Archives - Investigate and Repair Sewer Lines

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The assessment and design phase will identify alternatives.

**5. Which clientele would be impacted by the budget request?**

During the assessment and design phase, scope and schedule of work will include participation and coordination with tenant (Secretary of State) for early planning. Impacts to the tenant will be construction activity and noise.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including**

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*



Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000260

SubProject Title: Archives - Investigate and Repair Sewer Lines  
*expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*  
 N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
 NA

11. Is there additional information you would like decision makers to know when evaluating this request?

No.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	970,000				250,000
	<b>Total</b>	<b>970,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State	720,000				
	<b>Total</b>	<b>720,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000286

SubProject Title: NRB - Computer Room Conversion

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000286

SubProject Title: NRB - Computer Room Conversion

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

This project will comply with RCW 43.105.375 by relocating equipment and returning the space to core and shell.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

RCW 43.105.375 mandates tenants to move all computer equipment to 1500 Jefferson by Dec 2022. NRB Computer Room 150 currently occupied by DFW and DNR. Upon relocation, the room will need to be brought back to core and shell. Costs will be shared by DNR, DFW and DES.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will relocate computer equipment from the NRB to 1500 Jefferson. It will also return the space to original condition, allowing staff to utilize the space for office work.

The estimated project timeline is six months:

- Begin July 2023
- Complete December 2023

**3. How would the request address the problem or opportunity identified in question #1?**

This project is required by RCW 43.105.375.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

If not completed, agencies will be non-compliant with RCW 43.105.375 until funding is available.

**5. Which clientele would be impacted by the budget request?**

Multiple agencies will be impacted including the Department of Natural Resources, Department of Fish and Wildlife and the Department of Enterprise Services.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in**

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000286

SubProject Title: NRB - Computer Room Conversion

*matching federal, state, local, or private funds?*

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve**

*Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

NA

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000286

**SubProject Title:** NRB - Computer Room Conversion

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This project will comply with RCW 43.105.375 and increase capacity for staff and services in the building aswell as support programs more effectively.

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

<u>Acct Cod</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
289-1	Thur Cty Capital Fac-State	546,000				546,000
	<b>Total</b>	<b>546,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>546,000</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Operating Impacts

No Operating Impact

SubProject Number: 40000261

SubProject Title: Insurance - Foundation and Roof Drain Replacement

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000261

SubProject Title: Insurance - Foundation and Roof Drain Replacement

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

This project will address water intrusion issues at the Insurance Building by applying a waterproofing treatment on the south and southeast portion of the building foundation and improving drainage on the eastern portion. Additionally, the foundation, roof drains, and the ADA ramp wall will be repaired.

### Project Description

#### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The [Insurance Building Façade Water Intrusion Initial Findings Report](#) by Wetherholt and Associates, dated January 2020, completed an analysis of the Insurance Building<sup>[1]</sup> and diagnosed damage to the building exterior resulting from water leaks. The report states that water entry appears to be the result of several factors, with the primary factor being an aged waterproofing system. Other contributors are:

- Deferred maintenance
- Deteriorated sealant joints and areas of deteriorated stone
- Lack of positive slope to drain in the steps and landing contribute to water migrating beyond the stone system at deteriorated joints
- Foundation drains are filled with debris and no longer convey water away
- Breaks in roof drains load moisture into the ground near the foundation

#### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)?**

*When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included*

**When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Phased improvements will address the extensive water leaks. In the 2019-21 biennium, the exterior was cleaned, minor repairs to the sandstone exterior were made and the north entry had waterproofing membrane beneath the stairs added.

The 2025-27 project will continue exterior envelope repairs. This project will repair waterproofing protection to the building foundation with a sealant to be applied to the south and southeast foundation walls and slab and make drainage improvements at the east portion of the building foundation. The existing ADA ramp wall structure will be repaired, as well as foundation and roof drains. Possible slope modifications will be made along with landscape work to replace dead, overgrown plant materials.

Project timeline is anticipated to be:

Design: August 2025 – March 2026

Construction: July 2026 – July 2027

**3. How would the request address the problem or opportunity identified in question #1?**

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000261

SubProject Title: Insurance - Foundation and Roof Drain Replacement

Funding this project will support the continuation of the first phase of work needed to preserve the exterior envelope of the Insurance Building, including repair of the foundation and its waterproofing, the existing ADA ramp wall, and roof drains.

The [Wetherholt and Associates Insurance Building Facade Water Intrusion Initial Findings](#) Report identified several factors contributing to water intrusion and that has resulted in deterioration of the building envelope. These factors either do not allow water to drain away from the building and/or have allowed water to flow into the building. The Wetherholt report recommended creating a positive slope at the steps and landing, repairs to the drains in the roof and foundation so they can convey water away from the building, replacement of waterproofing that is past its useful life, and replacement of deteriorated sealant joints.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No action will result in continued:

- Deterioration of sealant joints and areas of deteriorated stone.
- Water migrating beyond the stone system at deteriorated joints due to lack of positive slope to drain in the steps and landing.
- Foundation drains to be filled with debris and no longer convey water away; and,
- Breaks in roof drains load moisture into the ground near the foundation.

The recommendation is to fund the first phase of this project to correct the drainage and foundation issues to preserve and protect the building from water intrusion. This will be achieved by applying a waterproofing treatment to the south and southeast portion of the building foundation and improving drainage on the eastern portion. Additionally, the foundation, roof drains, and ADA ramp wall will be repaired in the 25-27 biennium, which will stop water infiltration through the foundation walls into the building and improve ADA access.

**5. Which clientele would be impacted by the budget request?**

The occupants of the Insurance Building include the Office of Financial Management, the State Auditor, Office of the Insurance Commissioner, and a part of the Governor's Office. This project scope will improve the public image of state government facilities by preserving this highly visible historic building on the West Capitol Campus.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the 2006 Master Plan for the Capitol of the State of Washington, specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005). The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

OFM

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000261

SubProject Title: Insurance - Foundation and Roof Drain Replacement

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

· The Insurance Building Façade Water Intrusion Initial Findings Report by Wetherholt and Associates dated January 2020

· On-site Examination of The Insurance Building by Exeltech Consulting, Inc. dated January 2020. (Exeltech Consulting is a multidisciplinary engineering consulting firm)

· Capitol Campus Utility Renewal Plan by Reid Middleton dated May 2017

[1] Wetherholt and Associates, Insurance Building Façade Water Intrusion Initial Findings Report January 2020. Pages 1 through 9

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000261

**SubProject Title:** Insurance - Foundation and Roof Drain Replacement



**Growth Management impacts**  
Conforms to GMA requirements

<u>Funding</u>		<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
<u>Acct Cod</u>	<u>Account Title</u>		<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
289-1	Thur Cty Capital Fac-State		823,000			
<b>Total</b>		<b>823,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
						<b>Future Fiscal Periods</b>
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State	823,000				
<b>Total</b>		<b>823,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**SubProject Number: 40000262**  
**SubProject Title: Jefferson and Maple Park - Irrigation Main Replacement**

**OFM**                                      **179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002  
**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250  
**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number: 40000262**  
**SubProject Title: Jefferson and Maple Park - Irrigation Main Replacement**

**Starting Fiscal:** 2024  
**Project Class:** Preservation  
**Agency Priority:** 11

**Project Summary**

The project will replace the broken irrigation main line in the lawn east of the Transportation Building. The project will also install a double-check valve assembly in the vault, add a new meter to the vault, reconnect to the City main in Jefferson Street and restore landscape disturbed by replacement.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Referenced in the 2017 Capitol Campus Utility Renewal Plan by Reid Middleton, the irrigation main line in the lawn east of the Transportation Building between Maple Park and the 14th Avenue tunnel is broken and leaks, damaging the landscaping in the area. The water-system on East Campus is provided/supplied directly from City of Olympia water mains, in contrast to West Campus. The current system on East Campus is segmented and does not have a master meter or individual separate meters. Unfortunately the condition of the current irrigation system on East Campus is not known because there has not been a condition assessment. However, what is known is that the area adjacent to Jefferson and Maple Park is broken and a major source of leaks and thus a significant factor in East Campus irrigation costs. Without repair, cost will increase and damage from the leaks will accelerate.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

Repairing the irrigation main line adjacent to the Transportation Building will reduce irrigation operating and maintenance costs from unplanned repairs as well as reducing billing costs (wasting water) from the City of Olympia.

Project Schedule is as follows:

Predesign: June – August 2025

Design: October 2025 – February 2026

Construction: April – December 2026

### 3. *How would the request address the problem or opportunity identified in question #1?*

The irrigation system in East Capitol Campus was constructed with the building development on the East Campus (1970's). The system is segmented and does not have a master meter or meters, as does the West Capitol Campus system. The system connects to City water mains in adjacent streets at multiple locations, with each connection metered separately.

The project will:

- Replace a section of the main irrigation line
- Restore landscaping damaged by leaks from the current line (preceded by a tree assessment and protection plan as the

OFM

## 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000262

**SubProject Title:** Jefferson and Maple Park - Irrigation Main Replacement

irrigation main goes through a heavily wooded area).

- Lead to a reduction in operating and maintenance costs

Without the project, leaks will continue to occur, and operational cost will continue to increase. Increase in limited resources will continue until repairs are approved for funding.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action—continued leakage, despoiling of landscaping and increasing water cost.

Enhanced Maintenance—DES has not been able to locate the leaks without a major unravelling of the irrigation lines, so that break and fix is the backstop. Increased attentiveness to maintenance possibilities will not garner much improvement.

**Preferred Alternative**—assess the situation, search for the leaks and repair the whole line.

**5. Which clientele would be impacted by the budget request?**

The construction will take place in the Oval, east of the Transportation Building and between Maple Park and 14th Avenue. This area is rarely used except for limited pedestrian activity.

The construction activity may occasionally impact the use of the Maple Park/Jefferson Street Visitors Parking Lot.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000262

SubProject Title: Jefferson and Maple Park - Irrigation Main Replacement

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

- *The Master Plan for the Capitol of the State of Washington* . General Administration, 2006.
- *Capitol Campus Utility Renewal Plan* . Reid Middleton, 2017
- *State Capitol Development Study* . Schacht Aslani, Mithun, 2017

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000262

SubProject Title: Jefferson and Maple Park - Irrigation Main Replacement

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct <u>Cod</u>	Account Title	Estimated <u>Total</u>	Expenditures		2023-25 Fiscal Period	
			Prior <u>Biennium</u>	Current <u>Biennium</u>	Reapprops	New <u>Approps</u>
289-1	Thur Cty Capital Fac-State	478,000				
	<b>Total</b>	<b>478,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1 Thur Cty Capital Fac-State	478,000			
<b>Total</b>	<b>478,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000263

SubProject Title: Mansion - Driveway and Walkway Repairs

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000263

SubProject Title: Mansion - Driveway and Walkway Repairs

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

This project will repair the driveway and walkway from the Governor's Mansion entrance to the Guard Post and the driveway exit from the Mansion to the guard post in order to enhance the functionality and provide a safe pathway for both vehicles and pedestrians.

### Project Description

#### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The Governor and mansion guests use the driveway and the walkway to get from the guard post to the mansion. Mansion guests typically have to walk from the guard post to the mansion, but both the driveway and the walkway have deteriorated due to weather and time. The damage includes cracked, broken and missing pavers as well as cracked and spalling concrete. The brick pavers that makeup the walkway are extremely slippery during wet and/or cold conditions. In addition, the physical damage to the driveway/walkway fosters moss and mildew growth creating a slippery surface. These conditions result in an unsatisfactory driveway/walkway one that present a safety hazard to pedestrians.

The exit driveway that vehicles use to travel from the Mansion to the guard post is cracked and uneven with broken and dislodged curbs. This presents a driving hazard for vehicles that is aggravated due to the narrowness of the driveway and the limited visibility due to low lighting and adjacent vegetation.

This project will:

- Remove the existing brick paver walkway and replace with a similar non-slip style brick paver product.
- Remove the damaged concrete driveway sections and replace with a similar concrete driveway.
- Remove the damaged driveway curbing and replace it with a similar, but more robust curbing system.
- Replace landscaping and plantings that are damaged during the work on the walkway, driveway and curbing with similar landscaping and plantings.
- Provide a safe pathway for pedestrians from the guard post to the mansion.

Through use of appropriate replacement products and skilled installation, the new walkway and driveway will provide a safe and accessible path for the Mansion residents, staff and guests.

A cracked and deteriorated walkway and/or driveway could result in conditions in the building that are not in full compliance with local building codes and/or Washington Industrial Safety and Health Act and Occupational Safety and Health Administration (OSHA) standards.

- Improving the walkway and driveway enhances the workplace safety of Mansion residents, staff and guests.
- Comprehensive replacement of the walkway reduces the risk of injury and injury claims.
- Replacing the damaged and worn materials will prevent further damage to the components and will extend the useful life of this historic building.
- This project will substantially decrease the risk of step and fall injuries that could result from a worn and damaged pathway.
- This project will substantially decrease the risk of vehicle damage due to a damaged driveway and curbing.

#### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000263

SubProject Title: Mansion - Driveway and Walkway Repairs

*is included in the request.*

This project will:

- Remove the existing brick paver walkway and replace with a similar non-slip style brick paver product.
- Remove the damaged concrete driveway sections and replace with a similar concrete driveway.
- Remove the damaged driveway curbing and replace it with a similar, but more robust curbing system.
- Replace landscaping and plantings that are damaged during the work on the walkway, driveway and curbing with similar landscaping and plantings.

Project timeline:

Design September 2025 – January 2026

Construction March 2026 – October 2026

Project construction schedule may vary and will be coordinated with events and family vacations during the design phase.

**3. How would the request address the problem or opportunity identified in question #1?**

Completing this project will provide a safer pathway for all staff, guests, visitors and the public when entering and exiting the Mansion, thus, reducing the injury risk from slipping and falling. This project needs to be done now because the slip and fall hazards increase with each seasonal expansion and contraction of the materials. The risk involved with not funding this request is that the conditions continue or get worse and somebody falls and injuries themselves, potentially seriously.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The design phase will identify any alternative materials or construction techniques.

Alternatives might include:

No Action – the pathway will continue to fail with increase in cracks, chips and missing bricks causing an increase in safety risk with people slipping and falling. Concrete will continue to fail and deteriorate. Sections of broken concrete are missing and allows vehicles to run over the landscape edge.

Status Quo – In-fill patch repairs are temporary, will not adhere, very short term, unsightly and end up with patches falling out soon after. Missing concrete curbs will allow vehicles to run into the landscaped area.

**Preferred Alternative** – This request will correct the deficiencies and provide long term repair and replacements of the pathway, thereby, greatly reducing the slip and fall hazard. New concrete curbs will keep vehicles on the driveway.

**5. Which clientele would be impacted by the budget request?**

All types of guests and public visit the Governor’s Mansion. They have varying degrees of mobility, vision, dexterity etc. and they visit at all times of the year and times of day. A damaged and slippery walkway is a hazard for all Mansion staff, guests, visitors and the

at all times of the year and times of day. A damaged and slippery walkway is a hazard for all mansion staff, guests, visitors and the public. This is an opportunity to address a safety hazard and reduce injuries. Improving the walkway and driveway enhances the workplace safety of Mansion residents, staff, guests and public.

During the times of construction, Mansion residents, staff and guests may have to use an alternate route in and out of the Mansion.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000263

SubProject Title: Mansion - Driveway and Walkway Repairs

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, Governor Inslee, his family, guests, visitors and public.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

- DES Facility Management strategies of:

- o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- o security and safety improvements on the Capitol Campus in accordance with the Security Study;

- o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

- o And aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**



N/A

9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*

N/A

10. *How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050,*

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000263

**SubProject Title:** Mansion - Driveway and Walkway Repairs

*Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

N/A

11. *Is there additional information you would like decision makers to know when evaluating this request?*

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

<u>Funding</u>		Expenditures		2023-25 Fiscal Period	
Acct Cod	Account Title	Estimated Total	Prior Biennium	Current Biennium	New Approps
289-1	Thur Cty Capital Fac-State	391,000			
	<b>Total</b>	<b>391,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>					
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1	Thur Cty Capital Fac-State	391,000			
	<b>Total</b>	<b>391,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000264

SubProject Title: CBPS - NRB - Replace Chillers

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000264

SubProject Title: CBPS - NRB - Replace Chillers

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This request is for the replacement of the chiller units for the Natural Resources Building (NRB), which are leaking and at the end of their useful life. Replacing the chillers will improve occupant wellness and increase the life-span of the asset. In addition, replacement parts to keep the chillers running are not available.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Many of the systems in the NRB require replacement or major repairs. Leaks found in the chiller system, which was installed during original construction in 1992, are causing unwanted moisture, resulting in the formation of corrosive acids and rust. This reduces functionality, increases maintenance and operating costs, and will cause failure.

Air quality and working conditions are negatively impacted when this system is down.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will extend the useful life of this building, make significant improvements to energy efficiency and reduce the carbon footprint of the building.

This funding will be used to replace failing chiller units.

This replacement project will need to happen after the cooling season (fall/winter) to be back online by spring/summer. Phasing could be considered during project planning.

The forecast for this project is:

- Construction: 25-27

**3. How would the request address the problem or opportunity identified in question #1?**

The project will:

- Improve the indoor air quality and the working conditions for the tenants, their clients and their guests.
- Greatly improve the energy efficiency of the building and lower the annual operating costs.
- Make significant progress towards the Sustainable Energy & Clean Environment Objectives (EO 20-01).
- Meet the Energy Performance Standard, RCW 19.27A, mandated by 2027.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The maintenance and repair of these units is increasing in frequency and cost. Replacement is the most cost effective option.

**5. Which clientele would be impacted by the budget request?**

The NRB is home to several agencies, including the Department of Natural Resources, Department of Fish and Wildlife, Department of Agriculture, and the Resource Conservation Office.

The tenants will benefit from a functioning building with more energy-efficient operating systems.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000264

**SubProject Title:** CBPS - NRB - Replace Chillers

There is no anticipated need for swing space.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· The Governor's Results Washington goals:

- o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.
- o Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

· DES agency strategies, priorities and initiatives:

- o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

o DES Facility Management strategies of:

§ investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

§ security and safety improvements on the Capitol Campus in accordance with the Security Study;

§ and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

§ aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The replacement of the chillers will contribute to improved energy efficiency and support both EO 20-01 and RCW 19.27A.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This request supports the capital priorities of DES:

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number: 40000264**

**SubProject Title: CBPS - NRB - Replace Chillers**

- Improving Health & Safety – Installation of appropriate equipment and controls enhances the indoor airquality and the working conditions for the tenants, their clients and their guests.
- Delivering Economic Savings – Replacing the chiller will greatly improve the energy efficiency of the building and lower the annual operating costs.
- Extending Facility Life/ Improving Facility Usability – This improvement will significantly contribute to extending the useful life of the building.
- Sustainable Energy & Clean Environment Objectives (EO 20-01) – The chiller updates will make significant progress to meeting the objectives of the Executive Order.
- Meet the Energy Performance Standard, RCW 19.27A, mandated by 2027.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	300,000				
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State	300,000				
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 4000265  
SubProject Title: Kelso - Restroom Remodel

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/19/2022 5:13PM

Project Number: 4000250  
Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 4000265  
SubProject Title: Kelso - Restroom Remodel

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

### Project Summary

This project is to remodel the last set of restrooms in the Kelso Building. The project will promote safety, energy efficiency, tenant comfort, and asset preservation.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Restroom set #3 is the last set of restrooms out of 6 sets yet to be upgraded. Restroom set #3 are the only restrooms with a shower stall that is very old and stained, the tile permanently stained and the toilets clogging weekly due to the existing low flow toilets. This remodel would complete the bathroom upgrades.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will remodel the last of the Kelso restrooms and can be completed in the 2023-2025 biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

This request supports the capital priorities of DES by improving facility usability.

- The remodel will extend the useful life of this facility.
- Enhance energy efficiency of the facility.
- Improve tenant and customer comfort.
- Reduce operating and maintenance costs.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The other restrooms in this facility have been updated in phases. This is the final phase of the restroom remodeling project for the building.

**5. Which clientele would be impacted by the budget request?**

The Kelso Building is currently home to the state agencies Labor and Industries, Department of Social and Health Services, and the Department of Children Youth and Families. The existing water intrusions are significant. The restrooms are severely outdated, inefficient, have maintenance issues and unpleasant to use for staff and their customers, and will likely continue to impact daily operations of these agencies.

DES anticipates that the tenants will be impacted by reasonable construction noise and dust. The project will require temporary closure during the remodel. Other restrooms are available in the building. DES does not anticipate a need for swing space in order to complete this project.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000265

**SubProject Title:** Kelso - Restroom Remodel

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This is the final phase of the restroom remodeling project for the building.

**Location**

City: Kelso

County: Cowlitz

Legislative District: 019

**Project Type**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**Project Type**

**SubProject Number:** 40000265

**SubProject Title:** Kelso - Restroom Remodel

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements



<b>Funding</b>		<b>Expenditures</b>			<b>2023-25 Fiscal Period</b>	
<b>Acct</b>		<b>Estimated</b>	<b>Prior</b>	<b>Current</b>		<b>New</b>
<b>Cod</b>	<b>Account Title</b>	<b>Total</b>	<b>Biennium</b>	<b>Biennium</b>	<b>Reapprops</b>	<b>Approps</b>
057-1	State Bldg Constr-State	270,000				
	<b>Total</b>	<b>270,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
057-1	State Bldg Constr-State	270,000				
	<b>Total</b>	<b>270,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000266

SubProject Title: ProArts Building - Replace Roof

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000266

SubProject Title: ProArts Building - Replace Roof

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

The roof on the ProArts Building is past its life expectancy and is beginning to fail. This project will replace the roof and extend the useful life of the asset.

## Project Description

### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

DES requests funding in the 25-27 Biennium. The roof is past the end of its useful life. A Roof Inspection Report by Wayne's Roofing, Inc. dated March 19, 2015 noted that the roof is in poor condition and in need of immediate attention. The inspection noted that the roof's insulation appears to be wet on about 50% of the roof and recommend replacing the roof as soon as possible. Without replacement, water damage is imminent. Currently, the roofing materials are prone to water leakage. DES Maintenance staff operate pumps to remove water from rooftop areas prone to ponding and repair leaks on an as-needed basis. Replacing the roof is necessary to protect the state's existing assets and reduce DES operating costs. A leaking roof could result in conditions in the building that are not in full compliance with local building codes and/or WISHA standards. This project is a priority because the roof is past the end of its useful life and is crucial to preserving the asset by limiting damages resulting from water infiltration damage to the interior finishes and building structural components. It will also contribute to a lowering of ongoing operating costs by eliminating the need for maintenance staff to operate a rooftop pump and repetitively repair roof leaks and the resultant damages. Water intrusions can lead to mold growth. Mold growth can lead to Indoor Air Quality issues that can be a serious health hazard. Additionally, water intrusion could potentially lead to building structural issues that could pose a risk to the building occupants.

### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will result in a new roof on the building with a life expectancy of approximately 10-20 years.  
The estimated project timeline (if multi-phased include timeline for each phase)  
Design July – October 2025  
Construction May 2026 – June 2026

### **3. How would the request address the problem or opportunity identified in question #1?**

A new roof will resolve the water infiltration issues and the resultant damage and increased operational costs. Not funding this project now will result in continued deterioration of the existing roof, continued damage to the building interior finishes and building structural components and continued operating costs associated with repetitive repairs and the costs of operating a roof water pump.

OFM

## 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000266

SubProject Title: ProArts Building - Replace Roof

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The design phase of this project will identify any potential alternatives a roof replacement option that will be of the same or very similar to the existing roof system.

**5. Which clientele would be impacted by the budget request?**

Currently, this building is occupied by Buildings and Grounds custodial staff and one private sector tenant. Additionally, during rain events the maintenance staff have to operate a pump to remove water from the roof and often required to repair roof leaks and the resulting damage. These activities detract from the other maintenance activities the staff could be addressing. This project will result in the tenants having confidence in a dry and safe working environment. The project will have limited impact on the tenants. The project will not require swing space for the tenants.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction;
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 5 – Quality designs at the Capitol Campus; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000266

SubProject Title: ProArts Building - Replace Roof

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

If the ProArts building is demolished and the land is redeveloped, there is no need to move forward with a roof replacement to this building. This project request and funding will not be needed in this scenario.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Funding		Expenditures			2023-25 Fiscal Period	
Acct Cod	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	260,000				
<b>Total</b>		<b>260,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	260,000			
<b>Total</b>	<b>260,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000267

SubProject Title: Leg - UV Security Film on Windows

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000267

SubProject Title: Leg - UV Security Film on Windows

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

This project will install UV and security window film upgrades to the Governor's Office, Lt. Governor's Office, Treasurer, and Secretary of State's window glass, as related to overall campus safety improvements.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

This request seeks to address increasing security concerns related to the historic window systems of the Legislative Building. It will particularly fund improvements to the window glass of the Governor's Office, Lt. Governor's Office, Treasurer, and Secretary of State, and provide ultraviolet protection and security tint, as well as shatter resistance to the existing glass.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request will fund the UV security film upgrades to all identified window systems in the Legislative building and will be scheduled for completion during the 2025-2027 biennium.

Phasing this project is possible to minimize any impacts to tenants or legislative sessions.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will complete necessary upgrades to the window systems of the Legislative building, and address concerns over damage to historic interior furnishings presented by the Campus Conservator and respective consultants.

Funding this request for UV film would also address concerns over the window glass vulnerability presented by Capitol Campus Security and WSP and provide an improved level of security tint and shatter resistance.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the type of project, there are very limited alternatives. As these window systems represent some of the more important historic and character defining features of the Legislative building, replacing the window systems with new materials is not recommended due to increased costs and impacts to historic building materials.

**5. Which clientele would be impacted by the budget request?**

This project presents the greatest potential impact to Legislative building tenants, legislators, and support staff.

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000267

SubProject Title: Leg - UV Security Film on Windows

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the 2006 Master Plan for the Capitol of the State of Washington, specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
N/A

11. Is there additional information you would like decision makers to know when evaluating this request?

Additional UV and security film product information is available from the supplier at:  
[www.llumar.com](http://www.llumar.com)

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000267

SubProject Title: Leg - UV Security Film on Windows

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct		Estimated	Expenditures		2023-25 Fiscal Period
Cod	Account Title	Total	Prior	Current	New
			Biennium	Biennium	Approps
					Reappropriations
289-1	Thur Cty Capital Fac-State	250,000			
	<b>Total</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	250,000			
<b>Total</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000268

SubProject Title: HLB - Reinforce Concrete Columns

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000268

SubProject Title: HLB - Reinforce Concrete Columns

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will structurally reinforce four damaged columns in the Highway-License Building . These columns are more likely to fail in an earthquake and will eventually buckle on their own weight, creating major damage to the column structure. In addition, this poses a life safety risk.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

During a building observation walk-through in 2017, three structural columns were found with concerning levels of spalling concrete and rusted rebar. Sargent Engineers, Inc. completed an evaluation. DES later identified a fourth cracking column. Column failure will ultimately occur without repair and could occur in a seismic event, resulting in significant damage and life safety risk.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

This request is to repair rusting rebar and spalling concrete to maintain the asset, prevent further degradation and reduce life safety risk.

The work would be completed during the 2025-27 biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will correct deficiencies noted in a 2017 walk through and subsequent evaluation.



This project will correct deficiencies noted in a 2017 walk through and subsequent evaluation.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative to doing the project is to delay action. This will postpone necessary repairs, increasing costs and safety risks.

**5. Which clientele would be impacted by the budget request?**

The HLB houses the Department of Licensing and the Attorney General's Office. These essential agencies provide services to a wide range of clients.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000268

SubProject Title: HLB - Reinforce Concrete Columns

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

N/A

**11. Is there additional information you would like decision makers to know when evaluating this request?**

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000268

**SubProject Title:** HLB - Reinforce Concrete Columns

This request will preserve the asset and reduce life safety risks.

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

<b>Funding</b>		<b>Expenditures</b>			<b>2023-25 Fiscal Period</b>	
<b>Acct Cod</b>	<b>Account Title</b>	<b>Estimated Total</b>	<b>Prior Biennium</b>	<b>Current Biennium</b>	<b>Reappropriations</b>	<b>New Appropriations</b>
289-1	Thur Cty Capital Fac-State	200,000				
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		<b>Future Fiscal Periods</b>			
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>
289-1	Thur Cty Capital Fac-State	200,000			
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

Total one time start up and ongoing operating costs

SubProject Number: 40000251  
 SubProject Title: 14th and Capitol Way - Irrigation Main Replacement

## OFM 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
 Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
 Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000251  
 SubProject Title: 14th and Capitol Way - Irrigation Main Replacement

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 11

**Project Summary**

The current irrigation system serving West Campus is old and at high risk of failure. The system is not up to code and has significant leaks. If the irrigation main at 14th and Capitol Way were to fail it would impact the whole West Campus irrigation system.

**Project Description**

*1. Identify the problem or opportunity addressed. Why is the request a priority?*

DES requests funding in the 2025-2027. The current irrigation distribution system serving West Capitol Campus is a network of old pipe systems and irrigation laterals, some dating back to 1931. The Capitol Campus Utility Renewal Plan by Reid Middleton in 2017, indicated that the irrigation main lines on West Campus are “high risk” because they have been in service for over 75 years, well beyond their service life. They are not compliant with current industry standards and the system has a significant number of leaks. The most current study recommended that the entire irrigation system on West Campus be replaced. Of particular concern is the irrigation main line running parallel to Capitol Way between 14th Avenue/Sid Snyder Way and the main East-West crosswalk. It is a critical line because it connects to two City water mains at Capitol Way and Sid Snyder and the other at the crosswalk.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will:

- Replace a section of the irrigation main line between 14th Avenue on Capitol Way and the East-West Campus crosswalk.
- Install double-check valve assembly in the vault,
- Convert existing controllers, and
- Restore the disturbed lawn caused by the replacement.

The project schedule is anticipated to be as follows:

Predesign: June – August 2025

Design: October 2025– February 2026

Construction: June 2026 – December 2026

The project cannot be phased due to the impacts on pedestrian activity in the area.

**3. How would the request address the problem or opportunity identified in question #1?**

The 2017 Capitol Campus Utility Renewal Plan by Reid Middleton indicated that this line is considered “high risk” because it is old, failing and is a major irrigation distribution line and it connects to two City water mains. This line is a critical part of the West Campus irrigation system. Failure could impact these water mains detrimentally.

This project will replace a four (4) inch broken irrigation main with a new pipe the same size. The irrigation main to be replaced is approximately 240 feet long, running parallel to Capitol Way from to the East-West Capitol Way cross-walk. The project will also install double-check valve assembly in the vault, convert existing controllers, and restore the disturbed lawn

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000251

SubProject Title: 14th and Capitol Way - Irrigation Main Replacement

caused by the replacement

The irrigation system campus-wide is being upgraded, to include new monitoring system and new regulators/valves. But without new lines/pipes and connections, the new technology upgrades will not be effective.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action—as indicated the irrigation system on West Campus is well beyond its useful life. Without a complete replacement, the new technology being installed will not reach optimum efficiency.

Comprehensive replacement—the west campus system is definitely in need of replacement. But a comprehensive replacement will be difficult in terms of impacts on the landscaping as well as overall impacts on campus activity.

Preferred Alternative/Phased Implementation—careful phasing of replacement and repair would be the optimal approach in terms of cost and resources. Therefore, replacing one major segment at a time will be workable.

**5. Which clientele would be impacted by the budget request?**

Occupants and visitors to West Campus will be affected, but a phased approach will reduce the potential impacts.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

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**Date Run:** 9/19/2022 5:13PM

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**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000251

**SubProject Title:** 14th and Capitol Way - Irrigation Main Replacement

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

- The Master Plan for the Capitol of the State of Washington . General Administration, 2006.
- West Capitol Campus Historic Landscape Master Plan . Mithun, 2009
- West Capitol Campus Drainage Master Plan . Reid Middleton, Mithun, Arbutus Design, 2010
- Capitol Campus Utility Renewal Plan . Reid Middleton, 2017
- State Capitol Development Study . Schacht Aslani, Mithun, 2017

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000251

SubProject Title: 14th and Capitol Way - Irrigation Main Replacement

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Approps
289-1	Thur Cty Capital Fac-State	193,000				
	<b>Total</b>	<b>193,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

Acct Cod	Account Title	2025-27	2027-29	2029-31	2031-33
289-1	Thur Cty Capital Fac-State	193,000			
	<b>Total</b>	<b>193,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Operating Impacts

No Operating Impact

SubProject Number: 40000269

SubProject Title: State Farm - Replace Roof

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000269

SubProject Title: State Farm - Replace Roof

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

The roof on the State Farm Building is past its life expectancy and is beginning to fail. This project will replace the roof and extend the useful life of the asset.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES requests funding in the 25-27 Biennium. This building was built in 1953 and was last remodeled in 2004. The building is 1,539 square Feet (gross) and is currently occupied by the Charter School Commission.

The roof has reached the end of its useful life. A Roof Inspection Report dated March 24, 2015 by Wayne's Roofing, Inc. noted that the roof is in poor condition and in need of immediate attention. Without replacement, water damage is imminent. Currently, DES Maintenance staff repair leaks on an as-needed basis.

Roof leaks result in interior damage and will eventually result in damage to the building structural components. Opportunities to lease vacant space are limited in part due to the perception that the space is at risk of water damage. A leaking roof could result in conditions in the building that are not in full compliance with local building codes and/or WISHA standards.

This project is crucial to preserving the asset by limiting damages resulting from water infiltration damage to the interior finishes and building structural components. It will also contribute to a lowering of ongoing operating costs by eliminating the need for maintenance staff to repair roof leaks and the resultant damages.

Water intrusions can lead to mold growth. Mold growth can lead to Indoor Air Quality issues that can be a serious health hazard.

Additionally, water intrusion could potentially lead to building structural issues that could pose a risk to the building occupants.

#### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will result in a new roof on the building with a life expectancy of approximately 10-20 years.

The estimated project timeline:

Design July – October 2025

Construction May 2026– August 2026

#### 3. *How would the request address the problem or opportunity identified in question #1?*

A new roof will resolve the water infiltration issues and damage. The roof has reached the end of its useful life. A 2015 roof inspection

noted that the roof is in poor condition and in need of immediate attention. Without replacement, water damage is imminent. Currently, DES Maintenance staff repair leaks on an as-needed basis.

Not funding this project now will result in continued deterioration of the existing roof, risk damage to the building interior finishes and building structural components. Operating costs associated with repetitive repairs and the costs of operating a roof water pump are a risk.

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000269

SubProject Title: State Farm - Replace Roof

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The design phase of this project will identify any potential alternatives a roof replacement option that will be of the same or very similar to the existing roof system.

**5. Which clientele would be impacted by the budget request?**

Currently, this building is occupied by the Charter School Commission. Additionally, during rain events the maintenance staff have to operate a pump to remove water from the roof and often required to repair roof leaks and the resulting damage. These activities detract from the other maintenance activities the staff could be addressing. This project will result in the tenants having confidence in a dry and safe working environment. The project will have limited impact on the tenants. The project will not require swing space for the tenants.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction;
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 5 – Quality designs at the Capitol Campus; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A



9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000269

SubProject Title: State Farm - Replace Roof

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

If the State Farm building is demolished and the land is redeveloped, there is no need to move forward with a roof replacement to this building. This project request and funding will not be needed in this scenario.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	135,000				
	<b>Total</b>	<b>135,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	135,000			
<b>Total</b>	<b>135,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Operating Impacts

No Operating Impact

SubProject Number: 40000270

SubProject Title: HLB - Domestic Water System Upgrades

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000270

SubProject Title: HLB - Domestic Water System Upgrades

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

#### Project Summary

Due to Covid-19, tenants at the Highway-License Building are requesting touchless sinks, soap dispensers, toilets and urinals, and drinking fountains. This project will update the water system fixtures throughout the building (HLB).

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Due to Covid-19, tenants are requesting touchless sinks, soap dispensers, toilets and urinals, and drinking fountains. Medical experts advise avoiding fountains if possible or to limit direct contact when using them. Filling a reusable water bottle is more hygienic than drinking directly from a fountain, and touchless bottle filling water stations also reduce plastic waste.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

This request is to update fixtures to touchless versions for health and safety. The work would be done during the 2025-27 biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will update fixtures to improve health and safety in the building. New fixtures will also make improvements to energy efficiency.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative to doing the project is the status quo of continuing to make piecemeal updates to hardware as it fails.

**5. Which clientele would be impacted by the budget request?**

The HLB houses the Department of Licensing and the Attorney General's Office. These essential agencies provide services to a wide range of clients.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000270

SubProject Title: HLB - Domestic Water System Upgrades

The project supports the:

• Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

• DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

• 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

• DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

\*\*\*\*

N/A

9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*

N/A

10. *How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

Plumbing fixture updates will contribute to energy efficiencies and a lower carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs [19.27A.190](#) and [19.27A.210](#).

11. *Is there additional information you would like decision makers to know when evaluating this request?*

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

#### SubProjects

SubProject Number: 40000270

SubProject Title: HLB - Domestic Water System Upgrades

This request will bring the HLB up to a modern standard of health and safety as well as efficiency.

#### Location

City: Olympia

County: Thurston

Legislative District: 022

#### Project Type

Infrastructure Preservation (Minor Works)

#### Growth Management impacts

Conforms to GMA requirements

<u>Funding</u>		<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
<u>Acct Cod</u>	<u>Account Title</u>		<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
289-1	Thur Cty Capital Fac-State	100,000				
<b>Total</b>		<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1	Thur Cty Capital Fac-State	100,000			
<b>Total</b>		<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**No Operating Impact**

**SubProject Number:** 40000271  
**SubProject Title:** OB2 - Fall Protection Upgrades

## OFM 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002  
**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250  
**Project Title:** 23-33 Statewide Minor Works - Preservation

### SubProjects

**SubProject Number:** 40000271  
**SubProject Title:** OB2 - Fall Protection Upgrades

**Starting Fiscal:** 2024  
**Project Class:** Preservation  
**Agency Priority:** 11

**Project Summary**

This minor works request will install fall protection where none exists on the evacuation stair towers at OB2 to comply with codes and for the life/safety benefit of maintenance staff required to work on these roof areas.

**Project Description**

1. **Identify the problem or opportunity addressed. Why is the request a priority?**

Concerns have been raised regarding employee access to the roof areas of the detached evacuation stair towers at OB2. Currently, when an employee needs to get on the stair tower roof to maintain the drains and perform other maintenance, the only access is a portable extension ladder on the walkway leading to the stair tower. This exposes the employee to a significant fall hazard should the extension ladder fall or slide.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The primary goal of this project is to provide code compliant access to the four stair tower roofs from the main building roof, and a fall restraint/fall arrest system for each stair tower roof. DES has consulted with its safety officer and determined that a single fall arrest anchor point centered on each roof top is the preferred system, along with covered ladders to access the four stair tower roofs.

This request will complete design and construction of the covered ladders on each stair tower and fall arrest anchor points on each of the four stair tower roof tops.

The estimated project timeline is as follows, and for efficiency should not be phased.

- Design August 2025 – February 2026
- Construction May – September 2026

**3. How would the request address the problem or opportunity identified in question #1?**

Ensuring adequate fall protection will enhance safety for all those needing access to these areas, including maintenance staff providing regular upkeep to the surface and drainage systems. These upgrades will make regular maintenance more efficient and safer.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Phasing or separating the work could only be done by doing the four towers separately, but this is not the most efficient or economical way to do the work. This is already a small, minor works project and should not be broken down further.

No Action will result in continued life/safety risks for anyone accessing the towers.

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000271

SubProject Title: OB2 - Fall Protection Upgrades

**5. Which clientele would be impacted by the budget request?**

This work will have minimal impact for building tenants but will provide a safer work environment for maintenance personnel.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations. Set a standard for continuous improvements.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2- Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model: Big 3 Initiatives; Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

The project promotes DES Capital Plan Priorities for excellence in stewardship, safety and sustainability.

The project will preserve a state-owned facility and allow it to continue to serve its state government functions.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including**

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000271

**SubProject Title:** OB2 - Fall Protection Upgrades

*expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

See Exhibit A for pictures.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	100,000				
	<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State	100,000				
	<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

Total one time start up and ongoing operating costs

SubProject Number: 40000272

SubProject Title: South Diagonal - Sidewalk Repair and Improvement

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM



**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000272

**SubProject Title:** South Diagonal - Sidewalk Repair and Improvement

**Starting Fiscal:** 2024

**Project Class:** Preservation

**Agency Priority:** 11

### Project Summary

This project will repair and extend the South Diagonal sidewalk from Capitol Way to Winged Victory Circle, improving usability by having a managed path for visitors to campus and improving the aesthetics on campus.

### Project Description

#### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

DES requests funding in the 2025-2027 biennium. Currently, there is not a usable sidewalk on the north side of the South Diagonal for visitors, especially schoolchildren, who visit the campus for civic tours. This issue presents a host of problems like impacts to the user experience, convenience, safety, security, and appearance of the Capitol Campus.

The North and South Diagonals are a major feature in the design of West Campus, reflecting the visions of Wilder and White and the Olmsted Brothers, the original Architects of the campus. The Diagonals lead the eye into the core of West Campus and the center of government. The North Diagonal also has a sidewalk on each side, whereas the South Diagonal only has a full length sidewalk on its south side and a very short sidewalk on its north side.

The South Diagonal is used by buses - tour buses and school buses - which park and drop off passengers at the west end of the diagonal, close to the Winged Victory Circle. Unfortunately, there is no concrete sidewalk at that location creating a situation where the passengers must step off the bus onto pea gravel or mud. This can sometimes lead to visitors tracking dirt and mud from this area to the rest of campus during the tours causing additional burden of keeping the campus clean.

From a safety and security perspective, having a proper sidewalk and bus stop landing pad will provide an area to safely manage the large crowds of student and to help organize them as they travel and visit the campus. The current situation also forces mobility-impaired individuals to cross from the south side of the South Diagonal to proceed westward to the center core of government. There is some semblance of inequity involved because individuals using the North Diagonal can access both sides of the diagonal, but not on the South Diagonal.

#### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The installation of a sidewalk on the north side of the South Diagonal is a step toward providing convenience, safety, and security to the individuals experiencing and visiting our campus, especially for those arriving by bus. Additional enhancements, such as a bus shelter to help protect visitors from wind and rain, will improve the user experience when visiting the Capitol Campus.

Providing additional enhancements/improvements to these areas will decrease the risk of accidents to the general public and tourists. The time staff spends enforcing and mitigating risk will be reduced by installing these structures and will have an economic savings on focusing core program initiatives and supporting campus use. This project will help extend and improve facility usability by having a clean and safe concrete path for visitors. Additionally, it will provide a balanced sense of access for individuals with mobility impairments to ensure that both diagonals are accessible.

The project would reduce maintenance costs related to cleaning and maintaining the pea gravel pathway at the west end of the South Diagonal where buses drop off visitors and students. In addition, it would reduce the amount of needed time and resources for cleaning mud from Legislative Building and other historic buildings on the West Campus brought in by visitors.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000272

SubProject Title: South Diagonal - Sidewalk Repair and Improvement

and students.

This project should not be phased as sidewalk construction can be completed quickly. In addition, this project will be aligned with the South Diagonal Storm Drain Replacement and Improvements Project.

Project timeline is:

Design: March – May 2025

Construction: April – June 2026

**3. How would the request address the problem or opportunity identified in question #1?**

This project would decrease the risk of accidents and provide a safe concrete sidewalk to the general public, students and visitors.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action—continued problems associated with a lack of a sidewalk on the north side of the South Diagonal, continued risks to passengers exiting/entering buses parked on the South Diagonal, and continued maintenance problems, including periodic replacement of the “pea gravel and mesh” that is used to “mitigate” the mud on the north side of the South Diagonal.

Enhanced Maintenance—Increased replacement of the pea gravel and other mitigations of the water pooling and mud on the north side of the South Diagonal.

Bus Landing Zones--Construction of bus landing zones at the western end of the north side of the South Diagonal. This would provide some enhancements to student and visitor drop-offs from buses, but not accommodate the larger question of appropriate accessibility from the eastern end of the South Diagonal on both sides.

Preferred Alternative—Construction of a full sidewalk on the north side of the diagonal to facilitate pedestrian activity as well as visitor and student arrivals and departure.

**5. Which clientele would be impacted by the budget request?**

Accessibility and safety to Capitol Campus visitors as well as employees on campus would be enhanced, and is in keeping with Principle 1 of the 2006 Master Plan for the Capitol of the State of Washington, which is to “Improve Public Use of State Buildings through improving Public Use of Capitol Grounds and ensure Accessibility for All”.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

This project supports the Governor’s Results Washington goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

#### SubProjects

SubProject Number: 40000272

SubProject Title: South Diagonal - Sidewalk Repair and Improvement

It also supports the following DES agency strategies, priorities and initiatives:

· Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o security and safety improvements on the Capitol Campus in accordance with the Security Study;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

• Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and enhance public's use of buildings and grounds and accessibility for all.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The South Diagonal Storm Drain Replacement and Improvements Project, proposed for 2025-2027, will replace existing failing drainage and utilities on the South Diagonal. As part of that project, drainage from under existing sidewalk and pathways will have to be replaced. Thus, repairing the existing sidewalk and extending it should be done at the same time.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000272

SubProject Title: South Diagonal - Sidewalk Repair and Improvement

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	94,000				
	<b>Total</b>	<b>94,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	94,000			
<b>Total</b>	<b>94,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

Total one time start up and ongoing operating costs

SubProject Number: 40000273

SubProject Title: Perry Street - Playground Permanent Shade Cover

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000273

SubProject Title: Perry Street - Playground Permanent Shade Cover

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

This project will construct a permanent shade cover at the Perry Street Playground. This will consist of the following: pole structure, roof with gable ends. Shade is required by WAC 110-300-0145(3).

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The existing playground structure does not have consistent shade. Shade is required by WAC 110-300-0145(3).

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request will require a consultant who specializes in playground shade structures. Per WAC 110-300-0145(3), shade is required at the existing location. The proposed project is budgeted for the 25-27 Biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

Providing shade for the existing playground structure will accommodate WAC 110-300-0145(3). This will align with the requirements for this space and provided needed shade to the playground structure.

**4. What alternatives were explored? Why were the recommended alternative chosen?**

N/A

**5. Which clientele would be impacted by the budget request?**

Any occupants currently occupying the space and utilizing the playground structure.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

This project is aligned with a current contract now (21-23) for design and deconfliction with the sidewalk project in progress now (21-23). Project maybe also adjacent to a city project.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project would conform with WAC 110-300-0145(3) and provide needed shade to existing areas.

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000273

SubProject Title: Perry Street - Playground Permanent Shade Cover

8. For IT-related costs:  
N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate  
N/A

11. Is there additional information you would like decision makers to know when evaluating this request?  
Not at this time

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
289-1	Thur Cty Capital Fac-State	75,000				
	<b>Total</b>	<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State	75,000				
	<b>Total</b>	<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000274

SubProject Title: Leg – Skylight repair

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000274

SubProject Title: Leg – Skylight repair

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

Project Summary

This project will replace damaged glass elements and repair the skylight system at the entry vestibule of the Legislative Building.

Project Description

1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The skylight features traditionally provided natural lighting to the legislative chambers. The skylights have been non-functional for several years due to deferred maintenance and compounding material failure. The skylights are currently patched with plywood and plastic sheeting to prevent water intrusion. These temporary treatments are further subject to failure and permanent repair of the glass and related architectural features is required to restore the skylight system to historic appearance and function.

2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)?*

**When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will perform necessary physical repairs to the skylight system and is scheduled to be completed during the 2025-27 biennium at a total cost of \$50,000.

Due to the material specifications and specialized services required to complete the skylight restoration phasing this project is not recommended.

**3. How would the request address the problem or opportunity identified in question #1?**

Funding this project will allow for the restoration of the original and historic skylight systems, which are considered among the character defining features of the Legislative Building. The skylight repairs would also restore the historic and intended function of the system, and provide natural daylight to the entry vestibule interior.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the type of project, there are very limited alternatives.

The deteriorating conditions of the skylight system are noticeably increasing, as noted by B&G and PPD staff, with the strong recommendation to repair the skylight immediately to prevent further deterioration and water infiltration.

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000274

SubProject Title: Leg – Skylight repair

**5. Which clientele would be impacted by the budget request?**

Repairs to the skylight system will require access to the Legislative building by consultants and contractors to perform specified repairs. As result, it is recommended that construction work be scheduled outside of legislative session to minimize impacts to tenants, legislators and staff.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No



**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the 2006 Master Plan for the Capitol of the State of Washington, specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope for the skylight repair is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

N/A

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000274

SubProject Title: Leg – Skylight repair

**11. Is there additional information you would like decision makers to know when evaluating this request?**

See attached photo:

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
289-1	Thur Cty Capital Fac-State	50,000				
	<b>Total</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State	50,000				
	<b>Total</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

Total one time start up and ongoing operating costs

SubProject Number: 40000275

SubProject Title: Percival Cove - Bridge Road Guard Replacements

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000275

SubProject Title: Percival Cove - Bridge Road Guard Replacements

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

Regular bridge inspections have identified needed upgrades to the Percival Cove Bridge that is part of Deschutes Parkway in Olympia. Based on Washington State Department of Transportation (WSDOT) inspection reports, road strip guards on the north and south edges of the bridge must be replaced. Not replacing these strip guards increases the risk of damage to tires/vehicles and shortens the life expectancy of the road and bridge. Scour holes and cracking and scaling should also be repaired.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Percival Cove Bridge spans Percival Cove/Creek as a portion of Deschutes Parkway on the western shore of Capitol Lake. The bridge structure is in water with a maximum depth (from the 2008 underwater inspection) of four feet, but a majority of the piers are in one to three feet of water. It has one column with a minor scour hole approximately one foot deep where soil and sediments have eroded from the movement of water leaving a hole at the foundation.

The 2021 WSDOT Bridge Inspection identified issues with the bridge deck, including where damaged steel headers at the north and south abutments of the bridge were removed and the compression seal joints are now filled with dirt and debris. (Exhibit A, Photo 3) This causes an uneven surface for the large number of vehicles that use the bridge daily. There is also some scaling on the bridge deck and cracking over piers, in cantilevered spans and leaching cracks in the soffit.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will design and construct needed repairs to the Percival Cove Bridge, including replacement of steel headers at the north and south abutments, filling scoured areas, as needed, and repairing scaling and cracking as identified in the 2022 WSDOT Bridge Inspection Report.

The estimated project timeline is as follows, and for efficiency should not be phased.

- Design September 2025 – February 2026
- Construction June — July 2026

### 3. *How would the request address the problem or opportunity identified in question #1?*

The project would respond to noted deficiencies by repairing or replacing elements of the bridge to maintain functionality, extend useful life and enhance vehicle safety.

### 4. *What alternatives were explored? Why was the recommended alternative chosen?*

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000275

SubProject Title: Percival Cove - Bridge Road Guard Replacements

The bridge currently undergoes repairs through break-and-fix maintenance actions. However, capital funding to make comprehensive repairs is preferable to the status quo approach of waiting for something to fail. It will proactively remedy issues above the level of normal day-to-day maintenance and repair and avoid a potential failure that could close the bridge and disrupt traffic.

### 5. *Which clientele would be impacted by the budget request?*

**5. Which elements would be impacted by the budget request?**

This vehicle bridge is used by members of the public on a daily basis, as it constitutes part of Deschutes Parkway along the western shoreline of Capitol Lake. Failure to act creates a potential risk of vehicle damage and a safety risk to passengers, and should a failure occur that closes the bridge, a major traffic disruption would occur.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
  - DES Facility Management strategies of:
    - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
    - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
    - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including**

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000275

SubProject Title: Percival Cove - Bridge Road Guard Replacements

expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

No.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

Reference: Bridge Inspection Report, WSDOT, December 2019

Bridge Inspection Report, WSDOT, March 2022

Exhibit A provides visual references to the request taken from the inspection reports.

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Infrastructure Preservation (Minor Works)

### Growth Management impacts

Conforms to GMA requirements

### Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	25,000				
	<b>Total</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	25,000				
	<b>Total</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

### Operating Impacts

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000275

SubProject Title: Percival Cove - Bridge Road Guard Replacements

No Operating Impact

SubProject Number: 40000276

SubProject Title: Yakima - Upgrade Fire-Life-Safety System

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000276

SubProject Title: Yakima - Upgrade Fire-Life-Safety System

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This DES project is for the 2027-2029 Biennium. This project will upgrade the fire, life, and safety systems in the Yakima Building to include pull stations, sprinkler heads, fire panel, audible alarm and strobes and replace interior light fixtures on the first floor to improve energy efficiency.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The existing fire, life, and safety system is obsolete and must be replaced to meet current fire code requirements, such as:

- Update pull stations to improve reliability of the station to activate the fire alarm systems
- Replace obsolete sprinkler heads
- Replace the fire control panel and install audible devices throughout the building.
- Replace interior 2x4 light fixtures on the first floor to improve energy efficiency.

This project is a priority because the existing fire, life, and safety system is obsolete and must be replaced to meet current fire code requirements which will create a safer environment for state employees. Installing new LED fixture removing the current florescent bulbs will also improve the light level, save energy, and remove obsolete bulbs.

This project will protect the life and safety of the employees, clients and visitors and will extend the usable life of the asset and will preserve the asset's value. The fire detection and sprinkler upgrades will directly impact the safety of the occupants in the event of a fire.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will purchase fire detection and fire sprinkler systems that meet current fire code requirements, such as a current technology and fully addressable fire control panel, updated activation devices (e.g., detection devices and pull stations), updated fire sprinkler heads and updated audible and visual notification devices throughout the building.

The estimated project timeline:

Design August 2027 – January 2028

Construction February 2028 – June 2029

This project could potentially be phased:

1. Replace the fire panel and associated devices
2. Replace fire sprinkler components
3. Update first floor lighting.

**3. How would the request address the problem or opportunity identified in question #1?**

OFM

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000276

**SubProject Title:** Yakima - Upgrade Fire-Life-Safety System

This project will result in a fire detection and fire sprinkler systems that meet current fire code requirements, such as a current technology and fully addressable fire control panel, updated activation devices (e.g., detection devices and pull stations), updated fire sprinkler heads and updated audible and visual notification devices throughout the building.

The project will also result in new energy efficient lighting on the first floor of the building using the current LED and lighting control technology.

This project is a priority because the existing fire, life, and safety system is obsolete and does not meet current fire code requirements. Installing new LED fixtures removing the current florescent bulbs will also improve the light level, save energy, and remove obsolete bulbs.

By not upgrading these systems, the building will not be following state and federal code requirements and will also put the state at high risk should the current system fail in an emergency event.

**4. What alternatives were explored? Why were the recommended alternative chosen?**

Alternatives could be:

- Upgrade the Fire Panel and associated devices along with the sprinkler system detection but not the lighting systems on the first floor.
- This would be a missed opportunity for decreasing the carbon footprint of the building.
- Doing nothing would be a risk because the fire systems are outdated, and the risk of failure increases with age.

**5. Which clientele would be impacted by the budget request?**

Fire detection and suppression systems are critical building components. These systems detect emergency situations, notify the occupants to evacuate and slow the spread of a fire until firefighters arrive and are able to extinguish the fire. The existing fire/life/safety system is obsolete and must be replaced to meet current fire code requirements. This project will bring the fire/life/safety system up to code and create a safer environment for state employees. Installing new LED fixture removing the current florescent bulbs will improve the light level, save energy, and remove obsolete bulbs.

This project will provide the tenants peace of mind that that they are protected by an up-to-date fire protection system. Should the unexpected emergency occur, the tenants will benefit from being notified quickly and accurately and will be able to safely evacuate the building. Tenants may be required to make short-term adjustments to their work areas to enable the construction to occur.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000276

SubProject Title: Yakima - Upgrade Fire-Life-Safety System

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study.
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A



N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Updating the first-floor lighting to contemporary LED lighting will decrease the building's energy consumption and carbon footprint.

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Yakima

County: Yakima

Legislative District: 015

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000276

SubProject Title: Yakima - Upgrade Fire-Life-Safety System

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	924,000				
	<b>Total</b>	<b>924,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State		924,000		
<b>Total</b>	<b>0</b>	<b>924,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000277

SubProject Title: CBPS - Yakima - Replace Windows

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000277

SubProject Title: CBPS - Yakima - Replace Windows

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will replace all 582 windows in the Yakima Building with quality double-pane windows and new metal frames in the 2027-29 Biennium. This will improve energy efficiency, air quality, HVAC system performance, occupant comfort, and eliminate existing water intrusion. Additionally, this project will replace the storefront doors of the building entrance.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The windows are original to the 1986 construction of the Yakima Building and are past their service life. The windows leak and are not sealed tight throughout the building, allowing water penetration resulting in water damage to interior finishes. In addition, window replacements will increase the comfort of the tenants and save energy.

By funding this project, high-efficiency windows and frames will be installed to reduce interior water damage and save energy. The new window frames will be airtight so they will prevent airflow from around the frame improving the comfort of the agency staff.

1. Replacement of the window systems will reduce the risk of health issues resulting from mold growth and Indoor Air Quality issues.

2. Replacement of store fronts on the east and west side of the building will improve the operation of the doors, reduce maintenance expenses, and improve building security.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request**

in the request.

This project will result in new windows and storefronts that are consistent with current technology and building standards that will result in energy savings and a lower carbon footprint. It also will result in the preservation of the State asset.

The estimated project timeline:

Design: August – December 2027

Construction May – August 2028

This project could be phased, though the overall cost of the improvement would be higher.

### **3. How would the request address the problem or opportunity identified in question #1?**

Replacement of all 582 windows with quality double-pane glass and installation of new metal frames will improve energy efficiency, air quality, the efficiency of the HVAC system, and the overall comfort level of building occupants. Additionally, new window systems will protect the building's structural components, extend the useful life of the building, and preserve the

OFM

## **179 - Department of Enterprise Services Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### **SubProjects**

SubProject Number: 40000277

SubProject Title: CBPS - Yakima - Replace Windows

asset value. Replacement of storefront doors on the east and west side of the building will improve the operation of the doors, reduce maintenance expenses, and improve building security.

The single pane glass windows have failed and are very energy inefficient. The failed windows are resulting in water intrusion and condensation within the structural elements and damage to the building components. The window energy inefficiencies are resulting in higher annual operating costs and a larger carbon footprint.

The risks and consequences of not funding this project:

- Opportunity lost to decrease the building's carbon footprint.
- Interior damage to the building will continue and operating costs will increase due to wall repair caused by the window leaking.
- The current state of the storefront doors present a security risk and safety concern for the tenants, their clients and their guests.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives include:

- Phased approach with two separate projects - replacing windows and replacing the storefronts. This approach will not capture all the energy savings and will still have repair costs to the areas without replacement.
- Do nothing- If no action is taken, the building will continue to incur repair costs to the doors and windows, no changes to improve building security and utility costs will remain the same.

### **5. Which clientele would be impacted by the budget request?**

The Yakima Office Building has single pane windows with low grade metal frames. Windows in various locations have failed seals that allow water into the building and create an environment for growth of organic materials on interior walls.

The doors have obsolete closures, hardware and are not energy efficient. Repair and maintenance on the doors is expensive. Replacement of all 582 windows with quality double-pane glass and installation of new metal frames will improve energy efficiency, air quality, efficiency of the HVAC system, and overall comfort level of building occupants. Additionally, new window systems will protect the building structural components, extend the useful life of the building, and preserve the asset value. Replacement of store fronts on the south and east side of the building will improve the operation of the doors, reduce maintenance expenses, and improve building security.

Tenants may need to adjust their work area to accommodate the removal of the old components and the installation of the new components. Consultants and contractors will make every effort to minimize the disruption.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000277

SubProject Title: CBPS - Yakima - Replace Windows

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, DSHS, DCYF and L&I.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
  - o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

More energy efficient windows and better insulation around the windows will result in better building energy efficiency.

11. Is there additional information you would like decision makers to know when evaluating this request?

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

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Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000277

SubProject Title: CBPS - Yakima - Replace Windows

**Location**

City: Yakima

County: Yakima

Legislative District: 015

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

Funding		Expenditures		2023-25 Fiscal Period	
Acct Cod	Account Title	Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	810,000			
<b>Total</b>		<b>810,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State		810,000		
<b>Total</b>		<b>0</b>	<b>810,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000278

SubProject Title: NRB - Mill Work (Cabinetry and Interior Finishes)

## OFM 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000278

SubProject Title: NRB - Mill Work (Cabinetry and Interior Finishes)

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 11

**Project Summary**

Mill work of cabinetry and interior finishes within NRB are past their useful life expectancy and have not been updated or replaced in nearly 30 years, since the building was first constructed in 1992. If the NRB Preservation Project is not funded, a number of minor works projects will be needed. Millwork throughout the building is well past its useful life and needs to be replaced.

**Project Description**

1. **Identify the problem or opportunity addressed. Why is the request a priority?**

Millwork throughout NRB is well past its useful life and needs to be replaced or refinished. Maintenance time and operating costs increase through constant need for repair of the damaged finishes. Continued deterioration and at an accelerated pace impacts the useful life of the building and the cost of future repairs.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Millwork throughout NRB will be inventoried and replaced or refinished, as needed.  
The estimated project timeline will be FY 27-29.

**3. How would the request address the problem or opportunity identified in question #1?**

Updating the millwork throughout the building will replace outdated and damaged finishes and make the building more functional and comfortable for building tenants. It will also reduce break and fix maintenance costs required to keep the old doors, trim, cabinets and other millwork functional.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The alternative to this project is to continue to repair items piecemeal which is less efficient and economical, or to complete the work as part of the major building rehabilitation project.

**5. Which clientele would be impacted by the budget request?**

The tenants of NRB are the Department of Agriculture, Department of Fish and Wildlife, Department of Natural Resources, Puget Sound Partnership, and Washington State Recreation and Conservation. It is imperative that these essential agencies are able to continue to provide quality service to their clients in a comfortable and functional building.  
Construction will be scheduled with building occupants to minimize impacts as much as possible.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000278

SubProject Title: NRB - Mill Work (Cabinetry and Interior Finishes)

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

DESCRIPTION OF PROJECT AND PROJECT INFORMATION: PROJECT TITLE: "NRB - Mill Work (Cabinetry and Interior Finishes)"

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**  
N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**  
N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**  
NA

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000278

**SubProject Title:** NRB - Mill Work (Cabinetry and Interior Finishes)

**11. Is there additional information you would like decision makers to know when evaluating this request?**



**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	750,000				
	<b>Total</b>	<b>750,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State		750,000		
<b>Total</b>	<b>0</b>	<b>750,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000435

SubProject Title: CBPS - Kelso - Replace Windows, Storefronts, and Doors

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000435

SubProject Title: CBPS - Kelso - Replace Windows, Storefronts, and Doors

Starting Fiscal: 2028

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will replace single pane windows and storefront entrance doors of the Kelso building, with energy-efficient systems. Replacing the systems will protect the interior of the building from damage due to water intrusion.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Kelso building has single pane windows with low grade metal frames from the original construction date of 1970. Windows in various locations have failed seals that allow water into the building and create an environment for growth of organic materials on interior walls. The majority of the windows have mineral deposits on the glass and the doors have obsolete closures, hardware and are not energy efficient. Repair and maintenance on these doors is expensive.

- Replacement of all windows with quality double-pane glass and installation of new metal frames will improve energy efficiency, air quality, efficiency of the HVAC system, and overall comfort level of building occupants.
- Replacement of store fronts on the south and east side of the building will improve the operation of the doors, reduce maintenance expenses, and improve building security.
- Additionally, new window systems will protect the building structural components and extend the useful life of the building and preserve the asset value. Replacement of store fronts on the south and east side of the building will improve the operation of the doors, reduce maintenance expenses, and improve building security.

This project is a priority because interior damage to the building will continue and operating costs will increase due to wall repair caused by the window leaking.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will result in new windows and storefronts that are consistent with current technology and building standards that will result in energy savings and a lower carbon footprint. It also will result in the preservation of the State asset.

The estimated project timeline:

Design: December 2027 – January 2028

Construction May 2028 – September 2028

This project could be phased, though the overall cost of the improvement would be higher.

### 3. *How would the request address the problem or opportunity identified in question #1?*

The scope of the project is to:

- o Replace 101 windows with quality double-pane glass and installation of new metal frames will improve energy efficiency, air quality, efficiency of the HVAC system, and overall comfort level of building occupants. Additionally, new window systems will protect the building structural components and extend the useful life of the building and preserve the asset value. The single pane glass windows have failed and are very energy inefficient. The failed windows are resulting in water intrusion and condensation within the structural elements and damage to the building components.
- o Replace two entry storefronts to improve the operation of the doors, reduce maintenance expenses, and improve building security.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000435

SubProject Title: CBPS - Kelso - Replace Windows, Storefronts, and Doors

- o Lower operating repair costs and decrease the building's carbon footprint, resulting in increased energy savings.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives include:

- Phased approach with two separate projects - replacing windows and replacing the storefronts. This approach will not capture all the energy savings and will still have repair costs to the areas without replacement.
- No action- If no action is taken, the building will continue to incur repair costs to the doors and windows, no changes to improve building security and utility costs will remain the same.

**5. Which clientele would be impacted by the budget request?**

During the design phase, consultants and project management will coordinate and identify the construction schedules with tenants. Consultants, contractor and project manager will make every effort to minimize the disruption.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, DSHS, DCYF and L&I.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
  - o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000435

SubProject Title: CBPS - Kelso - Replace Windows, Storefronts, and Doors

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

More energy efficient windows and better insulation around the windows will result in better building energy efficiency.

11. Is there additional information you would like decision makers to know when evaluating this request?

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Infrastructure Preservation (Minor Works)

### Growth Management impacts

Conforms to GMA requirements

### Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	545,000				
	<b>Total</b>	<b>545,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Future Fiscal Periods

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State		545,000		
<b>Total</b>	<b>0</b>	<b>545,000</b>	<b>0</b>	<b>0</b>

### Operating Impacts

No Operating Impact

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000436  
SubProject Title: Columbia – Structural Repairs

OFM

179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000436  
SubProject Title: Columbia – Structural Repairs

Starting Fiscal: 2028  
Project Class: Preservation  
Agency Priority: 11

### Project Summary

Concrete in the Columbia Garage walls and ceiling have developed cracks and spalling, resulting in failing concrete and possible loss of structural integrity. Falling concrete is a risk to life-safety and property.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Concrete in the Columbia Garage walls and ceiling have developed cracks and spalling, resulting in failing concrete and possible loss of structural integrity. Falling concrete may strike garage occupants, vehicles, or other property.

As the concrete falls from the walls and ceiling, some loss in the compression strength of the structure is inevitable. Further, as the concrete falls from the structure, it may expose the rebar to moisture and oxygen, causing corrosion. The loss of concrete (compressive strength) and compromised rebar (tensile strength) will undermine the structure's resistance to seismic forces.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The concrete should be repaired, reducing the risk of falling concrete and preserving the garage's structural integrity.

Repairs could be sequenced, but should all be completed within the same biennium.

This work is forecast for:

· 2027-29

**3. How would the request address the problem or opportunity identified in question #1?**

The project would respond to the deficiencies noted by repairing or replacing important structural elements that would maintain and/or enhance the structural integrity of the garage.

Failure to act places the bridge structural integrity at risk, endangers the safety of users of the garage.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

None

None.

**5. Which clientele would be impacted by the budget request?**

The garage is used by state employees daily. Thus failure to act creates a potential risk to life and safety.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000436

SubProject Title: Columbia – Structural Repairs

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
  - DES Facility Management strategies of:
    - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
    - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
    - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000436

SubProject Title: Columbia – Structural Repairs

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	500,000				
	<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State		500,000		
<b>Total</b>	<b>0</b>	<b>500,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000437

SubProject Title: CBPS - OB2 - Replace Chillers

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000437

SubProject Title: CBPS - OB2 - Replace Chillers

Starting Fiscal 2028

Project Class: Preservation

Agency Priority: 11

### Project Summary

The building systems within Office Building Two (OB2) are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was first constructed in 1975. If the CBPS - OB2 - Preservation Project is not funded, a number of minor works projects will be needed to keep the essential building systems functional, including this request to replace the deficient chillers which are well past their useful life.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Small leaks have been found in the chiller system at OB2 that are leading to the formation of corrosive acids. Moisture is causing chiller parts to rust and stop working. This could lead to a lack of proper cooling to the building.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

This project will replace the OB2 Building chillers, improving functionality, lowering maintenance costs and lowering the risk of failure.

The estimated project timeline is as follows:

Design September 2027 – January 2028

Construction October 2028 – March 2029

**3. How would the request address the problem or opportunity identified in question #1?**

Building components are aging and may soon fail, causing a risk to health and safety and continuity of operations for building occupants.

This project will help preserve the asset and is a priority to extend the useful life of OB2 before a failure occurs. The risks of not funding this preservation work would result in ongoing repair and replacement costs and decreased asset life.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative is to continue to repair the chiller, if possible, until replacement parts are no longer available. However, this leads to higher operating costs and discomfort and inconvenience for building tenants. Postponing this project is likely to result in continued risks, increased repair costs, and will inevitably diminish the overall useful life of the building.

**5. Which clientele would be impacted by the budget request?**

The two largest tenants of OB2 are the Department of Social and Health Services (DSHS) and the Department of Children, Youth, and Families (DCYF). These essential public agencies provide services to some of the most disadvantaged and at-risk residents in



Washington state. It is imperative that these agencies are able to continue to provide quality service to

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000437

SubProject Title: CBPS - OB2 - Replace Chillers

their clients in a safe, functional and energy efficient building.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000437

SubProject Title: CBPS - OB2 - Replace Chillers

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The new chillers will contribute to energy efficiency and a lower carbon footprint. Updated equipment will also help DES comply with energy and climate regulations and meet targets set by RCWs 19.27A.190 and 19.27A.210.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	300,000				
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State		300,000			
	<b>Total</b>	<b>0</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000279

SubProject Title: CBPS - Kelso - LED Lighting Upgrade

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000279  
**SubProject Title:** CBPS - Kelso - LED Lighting Upgrade

**Starting Fiscal:** 2024  
**Project Class:** Preservation  
**Agency Priority:** 11

### Project Summary

This project is to upgrade all existing interior and exterior lighting utilizing LED fixtures to reduce energy consumption, improve interior lighting quality and save ballast & lamp replacement expenses.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

In the Kelso Building, the lighting systems are inefficient, provide too much interior light, a significant maintenance expense; and due for replacement. This project will reduce maintenance and operating costs, improve working conditions, and meet future energy efficiency targets.

This request supports the capital priorities of DES by the following:

1. Improving Facility Efficiency and Usability
  - This project will enhance energy efficiency of the facility.
  - Reduce maintenance expenses.
  - Improve lighting throughout the building, thereby improving working conditions.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request can be implemented in the 23-25 biennium and meet the Energy Performance Standard, RCW 19.27A, for 2027.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will reduce maintenance and operating costs, improve working conditions and meet future energy efficiency targets.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

N/A

**5. Which clientele would be impacted by the budget request?**

The Kelso Building is currently home to the state agencies Labor and Industries, Department of Social and Health Services, and the Department of Children Youth and Families.

DES anticipates that the tenants will be impacted by reasonable construction noise and debris. The project will involve work overhead and may require limited relocation of some staff for short durations. DES does not anticipate a need for swing space in order to complete this project.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000279

SubProject Title: CBPS - Kelso - LED Lighting Upgrade

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

Yes, this request prepares the facility for RCW 19.27A Energy Performance Standard which becomes a requirement in 2027.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This project will buy a reduction in energy consumption and reduction in operational costs (building heat load, lamp & ballast purchases, and staff time to replace lamps).

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000279

SubProject Title: CBPS - Kelso - LED Lighting Upgrade

This project could be phased and implemented by quadrant of the building. However, there would be a loss of economies of scale (purchasing in bulk), additional costs of mobilization of the contractor/vendor and would be more disruptive to the tenants as mobilization would take place more than once.

Location

City: Kelso

County: Cowlitz

Legislative District: 019

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

Conforms to GMA requirements

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	125,000				
	<b>Total</b>	<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

Acct Cod	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State		125,000		
	<b>Total</b>	<b>0</b>	<b>125,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000280

SubProject Title: Cherberg - Sewer Service Replacement

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000280

SubProject Title: Cherberg - Sewer Service Replacement

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

#### Project Summary

This project would replace the failing sanitary sewer service to Cherberg building. Failure of this line will result in loss of sanitary sewer service to this building and is identified as a high risk of failure.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

DES maintains a sanitary sewer system on West Capitol Campus. The existing sanitary sewer system consists of sewer mains, side sewers, manholes, and cleanouts. Portions of the sanitary sewer system on West Capitol Campus also serve as a combined storm and sanitary sewer system. The campus sewer system discharges to the City of Olympia's sanitary sewer system. The 2017 Capitol Campus Utility Renewal Plan by Reid Middleton identified the aging and failing sewer service to the Cherberg Building needs to be replaced. The sewer pipe is identified as "High Risk" as it presents a health and/or safety issue. The pipe could be broken, sagging, reverse sloped, failing, separated, or heavily impaired by root intrusion. This sewer line directly serves the buildings occupied by the executive, legislative, and judicial branch.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project scope is identified as an improvement with high priority by the 2009 Parametrix Report and the 2017 Utility. Specifically, this project would replace the failing side sewer serving the Cherberg Building and restore disturbed surface and landscaping. Completion of this project will replace a critical infrastructure system and will be installed in compliance with campus standards. This project will provide a long-term solution to this section of sewer line that is past its service life. Project schedule as follows:

Design: July 2027 – November 2027

Construction: March 2028 – September 2028

An investigation of existing conditions is required for review of any development of unknowns since the 2017 report. Investigations can be done concurrently during design. All work to complete in FY27-29.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will improve the health & safety by reducing risk and will mitigate risks associated with a failure and extend the life of the sewerage system. Replacing the failing sewer line will prevent health and safety problems incurred from a failed line and will ensure that critical infrastructure is in good repair and consistent with both campus standards and national/state regulations.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000280

SubProject Title: Cherberg - Sewer Service Replacement

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action – Taking no action leads to a high risk of sewage leaking back into the building or into water table.

Enhanced Maintenance – Increasing maintenance efforts to prevent leakage for example is not desirable for health and safety reasons because the line is in-ground.

**Preferred Alternative** – Replace existing leaking line.

**5. Which clientele would be impacted by the budget request?**

Cherberg Building tenants and other employees and visitors on West Campus will be impacted by construction noise and activities as well as street and sidewalk closures and/or detours.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, to the Legislature.
- Goal #3 Sustainable energy & a clean environment by ensuring reduced leakage from sewer lines.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - Increases the usability and functionality of the assets.
  - Aligning with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.
- This project supports the preservation of West Campus, and its historic landscape and monuments. It exemplifies the Capitol Master Plan Principles of preserving historical properties and managing the infrastructure systems to the highest standards.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A



**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000280

SubProject Title: Cherberg - Sewer Service Replacement

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

The following studies, reports and analysis support this request:

- West Capitol Campus Inventory, Analysis, and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer, and Irrigation . Parametrix, 2009.
- Hillside Evaluation and Preliminary Design, Olympia Capitol Campus. Golder Associates, 2010.
- Utility Line Video Investigations. Gray and Osborne, 2013
- Powerhouse Road Utility Relocation . Gray & Osborne, 2015
- Powerhouse/Steam System Conversion: Investment Grade Audit-Combined Heat and Power Project. University Mechanical Contractors, 2017
- Capitol Campus Utility Renewal Plan , Reid Middleton, 2017.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprops</u>	<u>Approps</u>
289-1	Thur Cty Capital Fac-State	105,000				
	<b>Total</b>	<b>105,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000280

SubProject Title: Cherberg - Sewer Service Replacement

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State		105,000		
<b>Total</b>	<b>0</b>	<b>105,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000281

SubProject Title: ProArts - HVAC Repair

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000281

SubProject Title: ProArts - HVAC Repair

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 11

Project Summary

The HVAC system in the ProArts building is outdated and has failed multiple times. It is past its life expectancy and needs to be replaced if building is to be used in the future.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The HVAC system in the ProArts building has failed multiple times and is past its life expectancy. A new HVAC system needs to be installed in the existing building. If the funding for the demolition of this building is not supported in the 23-25 budget, this project will need to move forward.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This request will require a consultant who specializes in HVAC systems to replace the existing system. This request is currently allocated for the 27-29 biennium.

### 3. How would the request address the problem or opportunity identified in question #1?

The HVAC system has failed multiple times, causing a risk to health and safety for building occupants.

The request from B&G would address the existing problem identified in question #1 by replacing the existing HVAC system.

The existing HVAC system is past its life expectancy and a replacement is needed.

The risk of not funding this HVAC project would result in ongoing repair and replacement costs, inefficiencies and decreased asset life.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

Repairing existing system has been explored. HVAC specialist have found that system repairs are unable to occur or are difficult due to the availability of existing system parts.

### 5. Which clientele would be impacted by the budget request?

Any occupants currently occupying the building to include state employees and private sector employees.

### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000281

SubProject Title: ProArts - HVAC Repair

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

If tenants continue to occupy the space, air quality is crucial for daily operations. These tenants may be state employees or private sector employees.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

A new HVAC system would be more energy efficient and improve energy in the existing building.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

If the Pro Arts building is not demolished, the HVAC system will need to be replaced.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	100,000				
	<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000281  
SubProject Title: ProArts - HVAC Repair

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State		100,000		
<b>Total</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

Total one time start up and ongoing operating costs

SubProject Number: 40000282  
SubProject Title: Powerhouse - Install New Water Main and Hydrant

OFM  
**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000282  
SubProject Title: Powerhouse - Install New Water Main and Hydrant

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

**Project Summary**

This project will install a fire hydrant and new water main from at the Powerhouse for fire flow. Currently there is no water available for fire protection at the Powerhouse area, and the existing 4" steel pipe in the steam tunnel linking the Powerhouse to West Campus system through the Mansion Parking Lot is aged and leaking.

## **Project Description**

### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The 1985 water system improvements on West Campus replaced almost all of the 1930s cast iron pipe with ductile iron pipe. Ductile iron pipe is lighter, stronger, and more durable than cast iron. The improvements added new master water meter connections to the City system at Sid Snyder Way and Columbia Street and at 11th Avenue and Columbia Street. Some sections of this ductile iron water system are located inside the steam tunnel. The old cast iron water system was converted to irrigation-only water service.

An existing 4-inch galvanized water pipe installed inside an existing steam tunnel provides water service to the Powerhouse. This connection is important to provide makeup water for the heating steam and cooling chilled water loops for West Capitol Campus.

However, as the 2017 *Utility Renewal Plan* stressed, currently there is no water available for fire protection at the Powerhouse area, and existing 4" steel pipe in the steam tunnel is aged and leaking.

### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The Capitol Campus Utility Renewal Plan by Reid Middleton dated 2017 identified the need to install a fire hydrant and new water main to service the line the Powerhouse for fire flow

This project will replace and/or abandon the existing 4-inch steel service pipe that runs in the steam tunnel with a new domestic and fire protection piping system connected to the City of Olympia's water main located on Powerhouse Road.

The project schedule is FY 29-31.

### **3. How would the request address the problem or opportunity identified in question #1?**

The new water main line will connect to the City's existing 16-inch water main line along the railroad track on Powerhouse Road. The new 8-inch main line will cross under the railroad track and extend to the Powerhouse. A new fire hydrant and a 4-inch service line with a new meter will branch out from the new main line and cross connection valves will be required on the service line.

If this project is not funded, a fire emergency could impact the continuity of government services on Capitol Campus.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternative the predesign considered.

**OFM**

## **179 - Department of Enterprise Services Capital Project Request**

**2023-25 Biennium**

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000282

SubProject Title: Powerhouse - Install New Water Main and Hydrant

No Action – This alternative would be feasible if action/funding was in place to construct the new power plant at another location. - *Campus Combined Heat and Power Plant (aka Next Century) - 300000808*  
Intermediate Alternative – There is no intermediate alternative.

**5. Which clientele would be impacted by the budget request?**

Powerhouse staff would be impacted by this project as construction activities may impact water service to the site. Users of Heritage Park/Marathon Park may be impacted with detours on the trails.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

It supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- security and safety improvements on the Capitol Campus; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following study and analysis support this request:

*Capitol Campus Utility Renewal Plan* . Reid Middleton. 2017

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000282

SubProject Title: Powerhouse - Install New Water Main and Hydrant

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

Conforms to GMA requirements

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	983,000				
	<b>Total</b>	<b>983,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			983,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>983,000</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000283

SubProject Title: Campus - Upgrade Electrical Vault Lids



Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000283

SubProject Title: Campus - Upgrade Electrical Vault Lids

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

Campus-wide replacement of electrical vault lids converting manholes to lifting lids, and bring utility access, labeling and security into compliance with current standards. Improved access to electrical vaults will significantly improve safety and reduce cost of future service and repair. All new vault lids should have labels welded on and be lockable.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Medium Voltage (primary) circuits carry 12,800 volts and are extremely hazardous, requiring special training to work on them. These circuits loop around campus are distributed to buildings and other facilities through electrical vaults.

The 2017 Utility Renewal Plan found that many of the electrical vault lids are not in compliance with current standards as defined by the National Electric Code (NEC) and the federal Occupational Safety and Health Administration (OSHA), in terms of lift ability, labeling or security.

- Several of the observed vaults have no locks and poor accessibility.
- These vaults could benefit from an upgrade to a lifting-type vault lid.
- Arc flash labels are not present on equipment.
- The primary vaults should also periodically be drained and cleaned, and all grounding checked for corrosion and solid connections.

#### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will convert electrical vault lids from manholes to lockable lifting lids throughout the campus. This task will bring utility access into compliance with current standards of NEC and OSHA. Improved access to electrical vaults will significantly improve safety and reduce the costs of future service and repair. All vaults should be identified, assessed, determined as to need to replace and labelled and the information recorded in FIMS and utility maps.

The project is scheduled for the 2029-2031 Biennium:

Predesign: June 2029 – September 2029

Design: November 2029 – February 2030

Construction: April 2030 – December 2030

#### 3. *How would the request address the problem or opportunity identified in question #1?*

This project would bring Campus electrical vaults into compliance with current standards and ensure easier identification of

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000283

SubProject Title: Campus - Upgrade Electrical Vault Lids

vaults and their elements as well as easier accessibility by staff to the vaults.

Without this project, the campus electrical system, with the current approach of ad hoc expansion of circuits to existing vaults or adding new vaults will become increasingly difficult to maintain, let alone identify its components.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No other alternatives have been explored as this is a life/safety issue and complying with standards.

**5. Which clientele would be impacted by the budget request?**

All campus tenants and users are beneficiaries of these upgrades and will create more efficiencies, in terms of maintenance and facility development.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**This project supports the Governor's Results Washington goals:

- Goal #3 Sustainable energy & a clean environment by creating efficiencies in the electrical system.

It also supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- Aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by:

- Reducing electrical consumption by updating 30-year-old obsolete equipment.
- Improve the overall operations of the electrical system

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including**

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000283

SubProject Title: Campus - Upgrade Electrical Vault Lids

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

N/A

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following studies, reports and analysis identified the project scope:

- *Capitol Campus Utility Renewal Plan* . Reid Middleton, 2017.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprops</u>	<u>Approps</u>
289-1	Thur Cty Capital Fac-State	888,000				
	<b>Total</b>	<b>888,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State			888,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>888,000</b>	<b>0</b>	

**Operating Impacts**

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000283

SubProject Title: Campus - Upgrade Electrical Vault Lids

No Operating Impact

SubProject Number: 40000284

SubProject Title: NRB - Exterior Cleaning

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000284

SubProject Title: NRB - Exterior Cleaning

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will include needed exterior preservation, professional cleaning, and minor repairs to the cladding of the Natural Resources Building.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

This building was last cleaned in 2005. Minor repairs are needed to maintain the asset.

- Spalling and other deterioration.
- Gaps in the mortar sealant joints occur over time creating points for water intrusion during the rainy season.
- Water entry points in the building envelope are made worse by water flowing near the building due to failing stormwater systems.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Cleaning the exterior will improve the appearance and reveal areas where the building needs repair. The cleaning will also preserve and extend the life and value of the building structure and state asset.

The estimated project timeline is eighteen months:

- Begin July 2029
- Complete Dec 2030

**3. How would the request address the problem or opportunity identified in question #1?**

Work on this important asset will include needed exterior preservation, professional cleaning and minor repairs to the stonework.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Base on recommendations from the previous cleaning in 2005 as well as other campus facilities, deferring the maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000284

**SubProject Title:** NRB - Exterior Cleaning

**5. Which clientele would be impacted by the budget request?**

Multiple agencies occupy the the building, including the Department of Natural Resources, Department of Fish and Wildlife, Department of Agriculture and the Resource Conservation Office. Employees as well as other stakeholders will all benefit from the vital preservation of this building.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000284  
 SubProject Title: NRB - Exterior Cleaning  
 N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

The cleaning will preserve and extend the life and value of the building structure and state asset.

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Infrastructure Preservation (Minor Works)

### Growth Management impacts

Conforms to GMA requirements

### Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	700,000				
	<b>Total</b>	<b>700,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State			700,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>700,000</b>	<b>0</b>	

### Operating Impacts

No Operating Impact

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000285  
SubProject Title: Leg - Primary Circuit Selectivity

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000285  
SubProject Title: Leg - Primary Circuit Selectivity

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

### Project Summary

Currently, there is only one primary electrical circuit from the Medium Voltage loop feeding the Legislative Building. This project will provide another primary electrical circuit, which would provide the ability to switch to another primary circuit in the event of a power failure or emergency.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

A single primary circuit (#25) serves the Legislative Building. The 2017 Utility Renewal Plan determined that if this circuit fails, the building will be out of power because there is no "backup" circuit to take over the operation. In addition to the lack of resilience, the 2017 Utility Renewal Plan also identified the following problems:

- The MV entry conduit lacks proper foaming/plugging to prevent water ingress to the MV switch room.
- Ground conductors appear slightly corroded.
- There are no arc flash labels on observed equipment.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The project will provide primary electrical circuit selectivity-the ability to switch from one primary circuit to another in event of a power failure similar to other critical buildings on Campus.

This project is scheduled for the 2029-2031 biennium:

Predesign: June 2029– October 2029



Phasing is not recommended.

**3. How would the request address the problem or opportunity identified in question #1?**

Providing primary circuit selectivity to the building will provide more resiliency and flexibility to the electrical system within the building. If this project is not funded and implemented, the Legislative Building will be at a disadvantage during a power outage or other similar emergency.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000285

SubProject Title: Leg - Primary Circuit Selectivity

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were considered.

**5. Which clientele would be impacted by the budget request?**

Occupants of the Legislative Building would be impacted during some of the work (power outages), but these impacts can be reduced significantly by having the project work take place in off-hours.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, occupants of the Legislative Building.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- security and safety improvements on the Capitol Campus in accordance with the Security Study; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000285

**SubProject Title:** Leg - Primary Circuit Selectivity

No.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following study and analysis support this request:

*The Capitol Campus Utility Renewal Plan.* Reid Middleton, 2017

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reappropriations</u>	<u>Appropriations</u>
289-1	Thur Cty Capital Fac-State	635,000				
	<b>Total</b>	<b>635,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State			635,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>635,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000287  
 SubProject Title: CBPS - HLB - LED Install

**OFM**                                      **179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium  
 \*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
 Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
 Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000287  
 SubProject Title: CBPS - HLB - LED Install

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 11

**Project Summary**

This project will install LED lighting and retrofit fixtures in the Highway License Building (HLB) to reduce energy consumption and improve interior lighting quality.

**Project Description**

1. **Identify the problem or opportunity addressed. Why is the request a priority?**  
 This project will replace interior lighting fixtures with high efficiency LED retrofits. The current interior lighting of the facility is aged, energy inefficient, and does not meet light quality standards.

Retrofitting the interior lighting will:

- Increase lamp life
- Reduce operating costs
- Reduce energy costs
- Reduce replacement time and cost
- Reduce heat emittance from lamps
- Reduce facility cooling loads
- Reduce risk of shock during replacement
- Reduce risk of injury due to falls and stain, due to less frequent changes in the lamps and mobilization of ladders.

This project will contribute to the reduction of the state's carbon footprint, by supporting the following three directives:

- E2SHB 2311 Amending state greenhouse gas emission limits
- Clean Buildings Law HB1257
- State efficiency and environmental performance executive order

This project will reduce greenhouse gas emissions, which is a priority for the agency and the state, save energy costs, and it is a simple way to update tenant space increasing customer satisfaction.

The State efficiency and environmental performance executive order asks us to under the Energy Efficiency in Owned and Leased Facilities section of the order to adopt and implement plans to reduce energy use in state-owned facilities. LED are one of the ways that DES can meet the intent of this executive order, without costly and disruptive retrofit projects.

This project aligns with the DES Purpose Statement to strengthen the business of government, and the primary themes described in the DES Introduction of the 2021-31 10 Year Plan:

- Invest in existing assets through renovation, replacement and updating
- Utilities infrastructure and building systems.

o SEEP – Improving energy efficiency and accelerating the adoption of renewable energy in DES managed facilities.

This project has a health and safety component and will reduce the frequency of changing lamps, which will reduce the number of times that staff must use ladders to change out bulbs decreasing the risk of falls and injuries of transporting ladders.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space,**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 40000287

**SubProject Title:** CBPS - HLB - LED Install

*etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will buy a reduction in energy consumption and reduction in operational costs (building heat load, lamp purchases and staff time to replace lamps).

The estimated project timeline:

Design: August – December 2029

Construction: February – October 2030

This project could be phased and implemented by floor, or quadrant of the building. However, there would be a loss of economies of scale (purchasing in bulk), additional costs of mobilization of the contractor/vendor and would be more disruptive to the tenants as mobilization would take place more than once.

### **3. How would the request address the problem or opportunity identified in question #1?**

This project is an opportunity to create energy savings, increase our sustainability by reducing energy consumption and increase customer satisfaction.

The Highway License Building is not planned for a rehabilitation design until 2029-31. In the event that the rehabilitation is not funded and pushed out to a much later biennium this project will have upgraded a major building system benefiting the state and tenants in energy conservation and customer satisfaction.

Not funding this project delays the reduction of energy consumption and the agencies goals of meeting the sustainability targets outlined in the directives listed below:

- [E2SHB 2311 Amending state greenhouse gas emission limits](#)
- [Clean Buildings Law HB1257](#)
- [State efficiency and environmental performance executive order](#)

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The no action alternative would mean that we lose an energy conservation opportunity, an opportunity to redeploy maintenance resources to reduce the maintenance backlog in other critical systems and lose an easy win to increase customer satisfaction.

The only viable alternative would be to delay the implementation of this project and include it in the Major Rehabilitation. However, this option would miss out on an easy opportunity to generate energy consumption savings and costs, savings of purchasing lamps with less frequency, savings in maintenance hours, and the opportunity to enhance customer satisfaction.

### **5. Which clientele would be impacted by the budget request?**

This project benefits the state, the agency and our tenants in several ways:

- Reduces energy consumption, thereby reducing energy costs.
- Reduces the frequency of material purchase (lamps) and staff time to replace the lamps. Creates a more appealing and comfortable work space for our tenants and their customers.

This project will enhance tenant space by creating a more aesthetic, appealing and comfortable work area with minimal investment.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000287

SubProject Title: CBPS - HLB - LED Install

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, *the tenant agency*.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

In addition, the Governors State efficiency and environmental performance executive order. As well as the *E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257* passed by the 2020 Legislature.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
  - o In addition, aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

Yes, the project will reduce energy consumption, from both the lighting and the heat load to the building, reducing building

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000287

SubProject Title: CBPS - HLB - LED Install

cooling needs creating savings by improved energy efficiency.

*11. Is there additional information you would like decision makers to know when evaluating this request?*

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	497,000				
	<b>Total</b>	<b>497,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State			497,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>497,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 4000288  
SubProject Title: Campus - Exterior Furnishings and Improvements

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 4000250  
Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 4000288  
SubProject Title: Campus - Exterior Furnishings and Improvements

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

### Project Summary

This project will replace and standardize trash cans, benches, bicycle racks, and other exterior furnishings throughout the Capitol Campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

DES requests funding for this project in the 2029-2031 biennium. Current outdoor furniture on the Capitol Campus is old, beyond its useful life, and does not maintain a consistent or standardized style. The variety of looks makes receptacles more difficult for members of the public to recognize and detracts from the overall aesthetic of the campus. Replacement will meet campus standards and improve aesthetics. The West Capitol Campus Historic Landscape Preservation Master Plan<sup>[1]</sup> was completed in June 2009 "to clarify a vision for preserving the 50-acre West Capitol Campus, establish a framework for stewardship, and prioritize an implementation plan." The plan noted that standardization of waste and recycle receptacles would increase the effectiveness of waste reduction and recycling efforts and would contribute to the cohesiveness and consistency of the Campus (page 68.)

Standardization of waste and recycling receptacles and other exterior furnishings, along with signage under a separate project, will help reinforce the identity of the campus.

This project is a priority because postponing replacement increases the chance that piecemeal replacements won't match exactly and over time may not be available for purchase.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will replace and standardize benches, bicycle racks, trash receptacles, and recycling containers throughout the Capitol Campus.

The estimated project timeline is 5 months from July 2029 through December 2029.

If the project were phased, the State would not enjoy economy of scale pricing and the appearance of campus furnishings would be inconsistent.

**3. How would the request address the problem or opportunity identified in question #1?**

Funding this project will replace and standardize aging exterior furnishings. Replacement will meet campus standards developed by Enterprise Services for the Capitol Campus and improve aesthetics around the campus. The West Capitol Campus Historic



Enterprise Services for the Capitol Campus and improve aesthetics around the campus. The West Capitol Campus Historic Landscape Preservation Master Plan stated that standardization of waste and recycle receptacles would increase the effectiveness of waste reduction and recycling efforts and would contribute to cohesiveness and consistency of the Campus. If the trash container is the same throughout the campus, it's easier for tenants and visitors to spot and recognize.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000288

SubProject Title: Campus - Exterior Furnishings and Improvements

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to this type of project, there are limited alternatives. Replacing the items in a piecemeal fashion would create higher costs, as the State would not enjoy economy of scale pricing. It would also continue the inconsistency for a longer time period and could even increase the problem if certain items were no longer available when future replacements were funded.

#### **5. Which clientele would be impacted by the budget request?**

Campus tenants and the public would benefit from replacement of exterior furnishings across the Capitol Campus.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, campus tenants, as well as the visiting public.
- Goal #3 Sustainable energy & a clean environment by improving recognition and usability of recycle containers and bicycle racks.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by improving the exterior

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000288

**SubProject Title:** Campus - Exterior Furnishings and Improvements

appearance of assets and customer satisfaction through exterior furniture refresh.

The West Capitol Campus Historic Landscape Preservation Master Plan<sup>[2]</sup> noted that standardization of waste and recycle receptacles would increase the effectiveness of waste reduction and recycling efforts and would contribute to cohesiveness and consistency of the Campus.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

11. Is there additional information you would like decision makers to know when evaluating this request?

No

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	465,000				
	<b>Total</b>	<b>465,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000288

SubProject Title: Campus - Exterior Furnishings and Improvements

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			465,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>465,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000289

SubProject Title: NRB - Repair Roofing

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000289

SubProject Title: NRB - Repair Roofing

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

New roofing on the Natural Resources Building was improperly installed in 2016, resulting in failure. This was corrected under warranty. Hiring a consultant will confirm the product and its repair are performing effectively to avoid further damage and preserve this investment and asset.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

New roofing was installed in 2016. One area of the EPDM (synthetic rubber roofing membrane) roof deck failed which made the roof fail. This repair is under warranty. Hiring a consultant will ensure the system is installed and working properly.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This evaluation can be completed in a single biennium.

The estimated project timeline is six months:

- Begin July 2029
- Complete December 2029

**3. How would the request address the problem or opportunity identified in question #1?**

This project will reduce risks to building damage, costly repairs and tenant and public safety.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Postponing the work could lead to more costly repairs and increase safety risks. This evaluation during the warranty period will protect the investment made in 2016.

**5. Which clientele would be impacted by the budget request?**

There will be minimal impact to agencies and the public.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000289

SubProject Title: NRB - Repair Roofing

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000289

SubProject Title: NRB - Repair Roofing

11. Is there additional information you would like decision makers to know when evaluating this request?

This project will promote safety and preserve the building. -

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

Conforms to GMA requirements

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	350,000				
	<b>Total</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

Acct Cod	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
289-1	Thur Cty Capital Fac-State			350,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>350,000</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 4000290  
SubProject Title: CBPS - Transportation - Replace Chillers

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 4000250  
Project Title: 23-33 Statewide Minor Works - Preservation

#### SubProjects

SubProject Number: 4000290  
SubProject Title: CBPS - Transportation - Replace Chillers

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

#### Project Summary

The building systems chillers within the Transportation Building are past their useful life expectancy and have not been updated or replaced in over 50 years, since the building was first constructed in 1971. If the Transportation Preservation Project is not funded number of minor works projects will be needed to keep the essential building systems functional, including this request to replace the deficient chillers which are well past their useful life.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Small leaks have been found in the chiller system at the Transportation Building that are leading to the formation of corrosive acids. Moisture is causing chiller parts to rust and stop working. This will lead to a lack of proper cooling to the building.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

This project will replace the Transportation Building Chillers, improving functionality, lowering maintenance costs, and lowering the risk of failure.

The estimated project timeline will be FY 29-31

**3. How would the request address the problem or opportunity identified in question #1?**

Building components are aging and may soon fail, causing a risk to health and safety and continuity of operations for building occupants.

This project will help preserve the asset and is a priority to extend the useful life of DOT before a failure occurs. The risks of not funding this preservation work would result in ongoing repair and replacement costs and decreased asset life.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative is to continue to repair the chiller, if possible, until replacement parts are no longer available. However, this leads to higher operating costs and discomfort and inconvenience for building tenants. Postponing this project is likely to result in continued risks, increased repair costs, and will inevitably diminish the overall useful life of the building.

**5. Which clientele would be impacted by the budget request?**

Many other agencies depend on WSDOT and the EOC to keep transportation routes safe and functioning during emergencies, and will

many other agencies depend on WSDOT and the EOC to keep transportation routes safe and functioning during emergencies, and will be directly affected if traffic movement is impacted without resources for information about safe alternate routes. It is imperative that WSDOT and EOC can continue to provide quality service to their clients in a safe, functional and energy efficient building.

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

#### SubProjects

SubProject Number: 40000290

SubProject Title: CBPS - Transportation - Replace Chillers

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**



To be determined during design.

9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*  
N/A

10. *How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or*

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000290

SubProject Title: CBPS - Transportation - Replace Chillers

*improve energy efficiency? Please elaborate.*

Yes, the new chillers will contribute to energy efficiency and a lower carbon footprint. Updated equipment will also help DES comply with energy and climate regulations and meet targets set by RCWs 19.27A.190 and 19.27A.210.

11. *Is there additional information you would like decision makers to know when evaluating this request?*

Transportation Predesign 2021, Project # 2018-086, Transportation Building Preservation, Schreiber Starling Whitehead Architects, OFM # 30000777

This predesign includes a condition assessment, interior space programming, an updated seismic analysis, and a feasibility study and cost benefit analysis of upgrading the EOC to the Immediate Occupancy Performance (IOP) level of seismic resistance. Following the feasibility study and the state's decision on the appropriate performance level of seismic improvements to the building and EOC, the seismic design development documents for the office building, the EOC and underground garage will be completed.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	300,000				
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State			300,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>300,000</b>	<b>0</b>	

**Operating Impacts**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000290

SubProject Title: CBPS - Transportation - Replace Chillers

No Operating Impact

SubProject Number: 40000291

SubProject Title: Transportation - Mill Work - Break Rooms, Coffee Bars, Copy Rooms

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000291

SubProject Title: Transportation - Mill Work - Break Rooms, Coffee Bars, Copy Rooms

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

The wood interior doors, break room/coffee bar cabinets and trim (millwork) within Department of Transportation (DOT) building are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was first constructed in 1971. If the DOT Preservation Project is not funded, a number of minor works projects will be needed. Millwork throughout the building is well past its useful life and needs to be replaced.

### Project Description

#### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Millwork throughout DOT is well past its useful life and needs to be replaced or refinished. Interior doors are scratched, dirty and in need of constant maintenance. Cabinets are old and deteriorating. Laminate is peeling. In addition to making the building look shabby, maintenance time and operating costs increase through constant need for repair of the damaged finishes.

#### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Doors, trim, break room and coffee bar cabinets, and other millwork throughout DOT will be inventoried and replaced or refinished, as needed.

The estimated project timeline will be:

Design September 2029 – February 2030

Construction April 2030 – June 2030

#### **3. How would the request address the problem or opportunity identified in question #1?**

Updating the millwork throughout the building will replace outdated and damaged finishes and make the building more functional and comfortable for building tenants. It will also reduce maintenance costs required to keep the old doors, trim, cabinets, and other millwork functional.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The alternative to this project is to continue to repair items piecemeal which is less efficient and economical, or to complete the work as part of the major building rehabilitation project.

#### **5. Which clientele would be impacted by the budget request?**

Any tenant who is occupying this space is impacted by this budget request. It is imperative that this agency is able to continue to provide quality service to their clients in a comfortable and functional building.

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000291

SubProject Title: Transportation - Mill Work - Break Rooms, Coffee Bars, Copy Rooms

Construction will be scheduled with building occupants to minimize impacts as much as possible.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

N/A

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000291

SubProject Title: Transportation - Mill Work - Break Rooms, Coffee Bars, Copy Rooms  
improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

Not at this time

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

Conforms to GMA requirements

Funding

Funding		Expenditures			2023-25 Fiscal Period	
Acct Cod	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	202,000				
Total		202,000	0	0	0	0

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			202,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>202,000</b>	<b>0</b>

### Operating Impacts

No Operating Impact

SubProject Number: 4000292

SubProject Title: NRB - Storm Line Replacement

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 4000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 4000292

SubProject Title: NRB - Storm Line Replacement

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

#### Project Summary

This project will replace a damaged storm main line in the parking lot northeast of the Natural Resource Building.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The storm main line collects and conveys storm runoff from the NRB parking area to the detention vault located under the south side of the parking structure. The 2017 Utility Renewal Plan documented that this PVC storm line has multiple joint offsets and a significant sag. The sag has accumulated sediments, reducing pipe capacity.

The Natural Resources Building was constructed in the early 1990s and the site complied with the modern-day storm water regulations under the current code at construction. A 12-inch pipe runs behind the edge of the sidewalk, south of 11th Avenue SE. This pipe collects flow from the area between the parking lot retaining wall and the street sidewalk. The pipe diverts south near the intersection of Adams Street SE and 11th Avenue SE and progressively increases from 8 to 15 inches in diameter. The pipe collects additional flow from the parking lot and then discharges to a below-grade detention vault beneath the Natural Resources Building.

In the northeast corner of the parking lot, a 12-inch main line collects and conveys surface flow to the southwest. This main also discharges to the below-grade detention vault and includes multiple joint offsets and sags. This improvement project is proposed to remove and replace this main line.

The detention vault receives additional flow from an underdrain system below some planter strips south of the Natural Resources Building. This 8-inch line runs from west to east.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included

**in the request.**

This project will replace the damaged 12-inch storm main under the northeast parking lot of the Natural Resources Building.

The project schedule is:

Pre-design: June 2029 – October 2029

Design: December 2029 – April 2030

Construction: June 2030 – October 2030

Phasing such a small project would not be economical.

**3. How would the request address the problem or opportunity identified in question #1?**

The project would replace a section of the storm water mainline from the NRB parking lot to the City's storm water mainline on Jefferson, eliminating the deficiencies in this section of the line.

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000292

SubProject Title: NRB - Storm Line Replacement

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were considered because the line is failing and cannot be maintained over a period of time through patching or break and fix maintenance.

**5. Which clientele would be impacted by the budget request?**

Impacts would be limited to parkers of the NRB garage. Wayfinding measures would be implemented to mitigate the impacts on vehicle traffic.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, the occupants of the NRB.
- Goal #3 Sustainable energy & a clean environment by reducing storm water leakage.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000292

**SubProject Title:** NRB - Storm Line Replacement

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following study and analysis support this request.

*The Capitol Campus Utility Renewal Plan*, Reid Middleton, 2017



**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	146,000				
	<b>Total</b>	<b>146,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State			146,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>146,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000293

SubProject Title: Powerhouse - Medium Voltage (MV) Cable Modification

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000293

SubProject Title: Powerhouse - Medium Voltage (MV) Cable Modification

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will reroute the existing Medium Voltage (MV) cable in the Powerhouse Building to provide a safer working environment for the Powerhouse staff.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The 2017 Utility Renewal Plan indicated that the MV cable installation in the Powerhouse Building is unsafe in two places.

- Location 1 is on the main floor of the Powerhouse Building, where the MV cable is lying on or near the floor from the steam tunnel to the high voltage splice box (approximately 30 feet). This is an unsafe installation due to the close proximity to heavy equipment, tools, and stacked boxes all around the cable.
- Location 2 is in the underfloor plenum beneath the MV equipment in the upper floor electrical room, where the space is shared between medium voltage and low voltage conduit and wiring. The MV cable in this space is exposed, causing an unsafe condition for those who may be working on the low voltage cabling nearby.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will reroute the MV cable installation in two places:

- In Location 1, the proposed installation would reroute the MV cable above potential impact zones and protect it from accidental impact.
- In Location 2, the proposed installation would enclose the MV raceway in this space in Rigid Galvanized Steel (RGS) conduit and provide proper labeling to reduce the chances of accidental contact with the line.

The project schedule is FY29-31.

### 3. How would the request address the problem or opportunity identified in question #1?

The revisions to the routing of two MV cables in the Powerhouse will provide a safer working environment for Powerhouse staff.

Failure to fund this project will continue to create an unsafe working environment. Additionally, an incident leading to a power outage in the Powerhouse would have repercussions on continuity of government operations.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

Due to health and safety risks no alternatives were considered, because this is health and safety issue and the need to avoid risk is paramount.

### 5. Which clientele would be impacted by the budget request?

Powerhouse staff and visitors to the Powerhouse and tenants on the Capitol Campus.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000293

SubProject Title: Powerhouse - Medium Voltage (MV) Cable Modification

### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following study and analysis support this request:  
*Capitol Campus Utility Renewal Plan* . Reid Middleton, 2017.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000293

**SubProject Title:** Powerhouse - Medium Voltage (MV) Cable Modification

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	141,000				
	<b>Total</b>	<b>141,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			141,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>141,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000294

SubProject Title: OB2 - Storm Line Replacement

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000294

SubProject Title: OB2 - Storm Line Replacement

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will replace a failing storm line on the east side of Office Building Two (OB2). The main line extends from OB2 to the City of Olympia's mainline on Jefferson Street. The existing pipe has a separated joint and shows signs of an infiltration problem.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

OB2 has a separate discharge to the City's system and a 12-inch line, east of OB2, collects flow from the perimeter drain lines and roof drains from the building. The 12-inch line conveys the flow to the east, where it connects to the City's storm main under Jefferson Street SE.

The 2017 Utility Renewal Plan indicated that the 12-inch concrete stormwater discharge pipe from OB2 to Jefferson Street has separated joints and circumferential cracks and is likely to fail without repairs.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will replace the 12-inch storm main discharging storm runoff from OB2 to the City storm mainline in Jefferson Street. The concrete storm line has separated joints and appears to be cracking circumferentially at one location.

Given that the section of stormwater line that needs to be replaced is small, it is not recommended that this project be phased. A phased option would not be cost effective.

### 3. *How would the request address the problem or opportunity identified in question #1?*

This project will replace the deficient 12-inch storm main discharging storm runoff from OB2 to the public storm main in Jefferson Street.

The project is scheduled for:

- Predesign: August 2029 – September 2029
- Design: November 2029 – April 2030
- Construction: July 2030 – November 2030

### 4. *What alternatives were explored? Why was the recommended alternative chosen?*

No Action – This would result in continued leaks and impending line failure.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000294

SubProject Title: OB2 - Storm Line Replacement

Low Cost Alternative - A low cost method of repair is "cured-in-place-pipping (CIPP), a trenchless rehabilitation method used to repair existing pipelines. It involves a jointless, seamless pipe lining within an existing pipe. The process of CIPP involves inserting and running a felt lining into a preexisting pipe that is the subject of repair. Resin within the liner is then exposed to a curing element to make it attach to the inner walls of the pipe. Once fully cured, the lining now acts as a new pipeline.

**Preferred Alternative** - While the storm line could be repaired using the Cured-in-Place-Pipe (CIPP) method, replacement of the entire line with double-walled corrugated plastic storm pipe will be more cost effective in the long run because of the age of the existing stormwater main line.

**5. Which clientele would be impacted by the budget request?**

Occupants of OB2 may be impacted by some construction activity, but impacts can be mitigated by noise restricted time periods.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, the occupants of the OB2. .
- Goal #3 Sustainable energy & a clean environment by reducing stormwater leakage.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000294

SubProject Title: OB2 - Storm Line Replacement

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

The following study and analysis support this request.  
The Capitol Campus Utility Renewal Plan, Reid Middleton, 2017

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	128,000				
	<b>Total</b>	<b>128,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			128,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>128,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000295

SubProject Title: NRB - Water Infiltration

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

SubProjects

SubProject Number: 40000295

SubProject Title: NRB - Water Infiltration

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

Project Summary

This project will address drainage, prevent infiltration, and preserve the Natural Resources Building. In addition, it will enhance the safety of tenants in evacuation situations.

Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Water infiltration is a significant issue for all buildings. Water infiltration degrades facilities and ultimately compromises the structure and safe working environment. Water must drain away from concrete slabs and retaining wall. Failures on campus have resulted in damage, mold and emergency repairs. Poor drainage also creates a hazard for the safe evacuation of the building. This project will reduce risks to building damage, costly repairs and tenant and public safety.



**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will improve drainage for concrete slabs and retaining walls around the building.

The estimated project timeline is 18 months:

- Begin July 2031
- Complete December 2032

**3. How would the request address the problem or opportunity identified in question #1?**

This project will reduce risks to building damage, costly repairs and tenant and public safety.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Status quo will result in further damage to the structure and immediate exterior retaining walls and concrete slabs. Postponing the work will lead to more costly repairs and increase safety risks.

**5. Which clientele would be impacted by the budget request?**

There will be minimal impact to agencies and the public.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000295

SubProject Title: NRB - Water Infiltration

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

• 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

• DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

• DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000295

**SubProject Title:** NRB - Water Infiltration

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This project will promote safety and preserve the building. -

-

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	250,000				
	<b>Total</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				250,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000296

SubProject Title: CBPS - OB2 - HVAC Recommissioning Project

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000296

SubProject Title: CBPS - OB2 - HVAC Recommissioning Project

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

The building systems within Office Building Two (OB2) are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was first constructed in 1975. If the CBPS - OB2 - HVAC Recommissioning Project is not funded, a number of minor works projects will be needed to keep the essential building systems functional, including this recommissioning project. Recommissioning is a process that is undertaken to test the system and equipment, and to note recommended adjustments to correct deficiencies. Recommissioning will ensure the HVAC system is running at optimum levels of efficiency and is still aligned with occupant needs.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The HVAC system in OB2 has not been recommissioned in recent years. Recommissioning should be done approximately every five years to keep the building system working at optimum levels. As tenant improvements change space layouts and other changes occur within the building, the HVAC system should be recommissioned to keep up with these changes.

Currently, doors fail to close properly because of pressure issues within the building, creating security risks. In addition, the system uses more energy than necessary because it is not programmed for optimum efficiency for the current layout and systems. If components of the HVAC system are replaced piecemeal, recommissioning is even more critical to ensure the parts are working together appropriately and efficiently.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.* Be prepared to provide detailed cost backup.

This request is to recommission the HVAC system at OB2 to ensure optimal comfort for tenants, functionality of the system and energy efficiency. Investment of these funds to ensure proper functioning of the system can save energy and operating costs over the long-run. Recommissioning includes inspecting and upgrading the automated systems throughout the building. This will provide the opportunity to run diagnostics to check for efficiency, damaged or weak components and problems in programming.

The recommissioning would be done during the 2031-33 biennium and include evaluation of the system followed by any repairs, upgrades and reprogramming found to be needed.

### 3. *How would the request address the problem or opportunity identified in question #1?*

Recommissioning the system will improve health, life/safety and comfort of the office areas for building occupants by fine-tuning the HVAC system and getting it functioning in the most efficient and effective way possible.

This project will make significant improvements to comfort, energy efficiency, and asset preservation. A properly commissioned system will not have the pressure issues that keep doors from properly securing. It will reduce ongoing operation and maintenance costs.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000296

SubProject Title: CBPS - OB2 - HVAC Recommissioning Project

### 4. *What alternatives were explored? Why was the recommended alternative chosen?*

The alternative to doing the project is the status quo of continuing to make piecemeal adjustments to the system without getting to an optimal state.

Postponing the project is likely to result in continued risks to security and of break-down, comfort issues for tenants, increased operating costs and energy use, and inevitably diminishment of the overall functionality of the building.

**5. Which clientele would be impacted by the budget request?**

The two largest tenants of OB2 are the Department of Social and Health Services (DSHS) and the Department of Children, Youth, and Families (DCYF). These essential public agencies provide services to some of the most disadvantaged and at-risk residents in Washington state. It is imperative that these agencies are able to continue to provide quality service to their clients in a safe, functional and energy efficient building.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000296

**SubProject Title:** CBPS - OB2 - HVAC Recommissioning Project

**8. For IT-related costs:**

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Recommissioning the HVAC system will contribute to energy efficiencies and a lower carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs 19.27A.190 and 19.27A.210.

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Approps
289-1	Thur Cty Capital Fac-State	675,000				
	<b>Total</b>	<b>675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

Acct Cod	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
289-1	Thur Cty Capital Fac-State				675,000
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>675,000</b>

**Operating Impacts**

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000296

SubProject Title: CBPS - OB2 - HVAC Recommissioning Project

No Operating Impact

SubProject Number: 40000297  
SubProject Title: OB2 - Service Level - Former Data Center Conversion

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000297  
SubProject Title: OB2 - Service Level - Former Data Center Conversion

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 11

### Project Summary

The Service Level of OB2 is mostly vacant following the move of the State (DIS/WaTech) Data Center. This request will complete a predesign to determine the best future plan for the unoccupied space. A 2014 investigation recommended changing the area to office space, including the required system and code upgrades.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Much of the Service Level of OB2 is vacant following the move of the State (DIS/WaTech) data center to the 1500 Jefferson Building around 2015. 40,000 square feet on the service level of OB2 requires electrical, mechanical, and plumbing modifications before it can be occupied by tenants. A consultant assessment, completed in 2014, identified these deficiencies:

- Heating/cooling system water leaks.
  - Duct work is undersized.
  - Air supply fans and dampers that are not functional and do not allow the heat systems to automatically turn on or off.
  - Many of the existing raised floor tiles are broken and the tile framework is not stable creating a safety hazard for people in the space.
- This project is a priority because the space is obsolescent and not suitable for occupancy until the space is significantly modified to meet the needs for modern office space. Currently, the space cannot even be used for storage because the raised flooring is in such poor condition.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request. Be prepared to provide detailed cost backup.**

*in the request.* Be prepared to provide detailed cost backup.

In the OB2 Service Level, approximately 40,000 square feet of obsolete space in the old data center will be converted to usable space following completion of a pre-design. This project anticipates converting the courtyard space for occupancy, upgrading the HVAC mechanical systems, replacing undersized duct work, fans, and air dampers to make the space occupiable for tenants, electrical and UPS upgrades, and repairs to expansion joints that are leaking.

A capital budget request in 2017 was funded but was insufficient and the minor works funding was redistributed. Since that time, the halon system was removed and sprinklers added, as required by the fire department. The service level upgrades are not part of the requested OB2 Rehabilitation Project as currently envisioned.

This project would convert the data center into a building code compliant office space in OB2 for Capitol Campus tenant occupancy. After the space is upgraded, it could be used as temporary swing space for tenants during the construction of major building rehabilitations, as needed. The project will begin with a pre-design to determine next steps. DES anticipates the following upgrades:

- HVAC mechanical system upgrades, as there is currently no heat to these areas;
- Remove current controls and upgrade for compatibility with the rest of OB2;
- Replace undersize duct work, fans, and air dampers to make the space occupiable;
- Upgrade the electrical and UPS systems;
- Repair leaking expansion joints.

**OFM**

## **179 - Department of Enterprise Services Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

### **SubProjects**

**SubProject Number:** 40000297

**SubProject Title:** OB2 - Service Level - Former Data Center Conversion

A pre-design is recommended for 2031-33, followed by a capital request for design and construction of upgrades. The results of the pre-design study will assist in determining the specifics of the project and whether it could be phased.

### **3. How would the request address the problem or opportunity identified in question #1?**

This project will convert unusable vacant space on the Capitol Campus to offices for use by state agencies and available for swing space during the construction of major capital projects that require temporary moves of occupants. In addition, it renews the useful life of the space's building systems, bringing them up to current codes.

If not funded, space would remain vacant and unusable. The state would not benefit from the use of the space and not generate revenue from its use.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**



**4. What alternatives were explored? why was the recommended alternative chosen?**

The results of the predesign study will assist in determining what alternatives are available for this project. Postponing the project will continue wasting space on the Capitol Campus that could be renovated and used.

**5. Which clientele would be impacted by the budget request?**

The renovation wouldn't impact building tenants, however, converting the space to usable office area would benefit a campus agency and their employees with space that is not currently available.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

• Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

• DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

• 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities,

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000297

**SubProject Title:** OB2 - Service Level - Former Data Center Conversion

responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The new building systems will contribute to energy efficiencies and a lower carbon footprint in this area.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference Documents:

- State Office Building 2 Data Center Investigation, Schreiber Starling & Lane, August 11, 2014
- Exhibit A, Pictures

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000297

**SubProject Title:** OB2 - Service Level - Former Data Center Conversion

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Cod</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
289-1	Thur Cty Capital Fac-State	25,000				
<b>Total</b>		<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1 Thur Cty Capital Fac-State				25,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000298  
 SubProject Title: OB2-DOT - Clean Exterior

**OFM 179 - Department of Enterprise Services  
 Capital Project Request  
 2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
 Date Run: 9/19/2022 5:13PM

Project Number: 40000250  
 Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000298  
 SubProject Title: OB2-DOT - Clean Exterior

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 11

**Project Summary**

The building exteriors of OB2 and DOT are in need of cleaning and exterior repair. If the OB2 and DOT Preservation Projects are not funded, a number of minor works projects will be needed to keep the buildings from further deterioration. This includes the need for exterior cleaning and preservation.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Both OB2 and DOT are concrete buildings that haven't been cleaned for nearly 20 years. Organic matter is growing on the exteriors, degrading the concrete and the caulking. As the caulking fails, it will eventually begin to leak. In addition, the appearance of both buildings is unattractive to campus visitors and agency employees as organic growth shows black against the concrete exteriors. This project supports asset preservation.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

This project will clean the exteriors of the OB2 and DOT Buildings, replace deteriorating caulking, and make other minor repairs, as needed. This will improve the appearance and also preserve the exterior finishes, extending their useful life.

The estimated project timeline will be:

Design September 2031 – February 2032

Construction April 2032 – June 2033

**3. How would the request address the problem or opportunity identified in question #1?**

Cleaning the building exteriors will remove organic materials, replace deteriorating caulking to avoid water infiltration, and improve the overall performance and appearance of the buildings. This project will complete important asset preservation work, extending the life of the exterior finishes.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

This work could be completed as part of the proposed building preservation projects (CBPS: OB2-Preservation and CBPS: Transportation-Preservation, but if they are not funded, this cleaning will still be needed. Since the rehabilitation projects mostly concentrate on building systems, this work can be done separately without sacrificing efficiency. Postponing the cleaning is likely to result in continued deterioration of the exterior concrete and caulking, increased repair costs, and eventually leaking that will further damage the building and diminish its overall useful life.

**5. Which clientele would be impacted by the budget request?**

Agency tenants include the Department of Social and Health Services (DSHS) and the Department of Children, Youth, and

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000298

SubProject Title: OB2-DOT - Clean Exterior

Families (DCYF) in OB2 and the Washington State Department of Transportation in the DOT Building. These are essential public agencies providing services to the residents in Washington State. The work will be coordinated with these agencies to minimize impact to the greatest degree possible.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- **Governor's Results Washington:** Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- **DES Strategic Framework & Business Plan:** Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- **2006 Master Plan for the Capitol of the State of Washington:** Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000298

**SubProject Title:** OB2-DOT - Clean Exterior

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

No.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Exhibit provides pictures of the exterior surfaces.

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	950,000				
	<b>Total</b>	<b>950,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State				950,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>950,000</b>	

**Operating Impacts**

No Operating Impact

**SubProject Number:** 40000299

**SubProject Title:** CBPS - Old Cap - HVAC

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000299

**SubProject Title:** CBPS - Old Cap - HVAC

**Starting Fiscal:** 2024

**Project Class:** Preservation

**Agency Priority:** 11

**Project Summary**

Upgrade the HVAC system in the historic Old Capitol Building. The aging system is creating operational difficulties for maintenance staff and comfort issues for tenants.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The existing Heating, Ventilatin, Air Conditioning (HVAC) system in the Old Capitol Building relies on old technology, is difficult to maintain and lacks the ability to sustain proper workspace temperature and ventilation. Current deficiencies include:

- Variable Air Volume (VAV) boxes that utilize the original pneumatic controls are difficult to maintain, use more energy and compromise tenant comfort.
- An oversized chiller that can only be operated when the building cooling load is large enough to keep the chiller on-line, typically when the outside air exceeds 65 degrees Fahrenheit.
- Centrifugal compressor noises that disturb the tenants due to the location of the chiller within the facility.
- Inefficient chiller and cooling towers that need to be upgraded to improve operation and extend their useful life and improve efficiency.

This project will significantly contribute to extending the useful life of this historic building, make significant improvements to energy efficiency and reduce the carbon footprint of the building.

This is a priority project required to keep the Old Capitol in good repair, preserve it as an important historic resource and improve the working conditions for tenants.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project proposes:

- Updating the remainder of the VAV boxes including conversion from pneumatic to Direct Digital Controls (DDC);
- Adjusting the heating zones served by the VAV were appropriate;
- Refurbishing the chiller and cooling tower. Include in the refurbishment all appropriate upgrades and modifications to the chiller refrigerant header, power panel and controls in order to provide a fully functioning system;
- Installing a new Variable Frequency Drive (VFD) to provide variable flow to the tower fan;
- Installing a new control system to operate the chiller, pumps and cooling tower

This project will be completed in the 2031 – 33 biennium.

Design: August 2031 – February 2032

Construction: May 2032 – December 2032

While a phased approach is possible, it is not recommended as it would add cost, complexity and tenant impacts.

### 3. *How would the request address the problem or opportunity identified in question #1?*

The existing HVAC system in the Old Capitol Building relies on old technology, is difficult to maintain and lacks the ability to sustain proper workspace temperature and ventilation.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number: 4000299**

**SubProject Title: CBPS - Old Cap - HVAC**

While the HVAC system had a partial upgrade in 2011-12 to replace the boilers, retrofit some Variable Air Volume (VAV) boxes and recommission the system additional upgrades are still needed. The aging systems are at higher risk of failure which could result in expensive, time consuming and unprogrammed repairs or replacements.

In its current configuration, the HVAC system is not energy efficient and does not provide comfortable working conditions for tenants as the appropriate range for temperature and ventilation are difficult to maintain.

Upgrading the system will:

- Enhances the indoor air quality and the working conditions for the tenants, their clients and their guests.
- Greatly improve the energy efficiency of the building and lower the annual operating costs.
- Make significant progress to meeting the Sustainable Energy & Clean Environment Objectives (EO 20-01)

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The design portion of this project will explore alternatives within the project.

#### **5. Which clientele would be impacted by the budget request?**

The Old Capitol Building is currently home to the Office of the Superintendent of Public Instruction. The existing HVAC conditions have significantly (and will likely continue to) affect the daily operations of OSPI.

The Old Capitol building is a treasure for the State of Washington. The two components were built in 1892 (original) and 1905 (East Annex) and have withstood fires, earthquakes, windstorms, blizzards and other hardships both natural and man-made. It is a landmark building in downtown Olympia.

DES anticipates that the tenants will be impacted by reasonable construction noise and dirt. The project will involve work overhead and may require limited relocation of some staff for short durations. DES does not anticipate a need for swing space in order to complete this project.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*



Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000299

SubProject Title: CBPS - Old Cap - HVAC

This request supports the capital priorities of DES:

Improving Health & Safety – Installation of appropriate HVAC equipment and controls enhances the indoor air quality and the working conditions for the tenants, their clients and their guests.

Delivering Economic Savings – The updated chiller and cooling tower plus the installation of a VFD fan system and DDC controls will greatly improve the energy efficiency of the building and lower the annual operating costs.

Extending Facility Life/ Improving Facility Usability – These HVAC improvements will significantly contribute to extending the useful life of the Old Capitol Building.

Sustainable Energy & Clean Environment Objectives (EO 20-01) – The HVAC upgrades, most notably the chiller and cooling tower updates, will make significant progress to meeting the objectives of EO 20-01

DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The project will improve energy efficiency with updated technology and equipment.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

N/A

Location

City: Olympia

County: Thurston

Legislative District: 022

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

Project Type

SubProject Number: 40000299

SubProject Title: CBPS - Old Cap - HVAC

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

Conforms to GMA requirements

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	895,000				
	<b>Total</b>	<b>895,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State				895,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>895,000</b>	

Operating Impacts

No Operating Impact

SubProject Number: 40000300

SubProject Title: GA - Install Primary Electrical Circuit Selectivity

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000300

SubProject Title: GA - Install Primary Electrical Circuit Selectivity

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

### Project Summary

This project will provide primary electrical circuit selectivity for the General Administration (GA) Building similar to other critical buildings throughout Campus. The purpose of circuit selectivity is to minimize the impact of a failure on the network. Additional improvements to the existing electrical room layouts will be addressed as well.

### Project Description

#### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The GA Building is served by primary circuit 17 from site vault 'PR.' The building has two primary electrical equipment rooms (south electrical room and north electrical room). The incoming Medium Voltage (MV) feeders land at a Power Control (PCI) 5-way MV switch located in the south electrical room. From there, the feeders continue to a 1000KVA step-down transformer in the south electrical room and a second 1000KVA step-down transformer in the north electrical room for building power. Most of the primary equipment was installed between 1993 and 1997 and appears to be in good condition, however, does need additional circuit selectivity provided to minimize the impact of a failure on the network.

A parallel feed from MV circuit 17 serves the GA Building. This parallel feed lands at a pair of interlocked switch terminals. Since both incoming feeders are from circuit 17 and both originate from the same switch in vault 'PR,' the interlock serves no purpose and will need to be revised to properly minimize network failure.

Both electrical rooms lack proper egress door hardware and some of the electrical room doors swing inward, which could be a hazard for maintenance personnel. Door hardware needs to be changed to ADA lever hardware and existing door swings should be revised to swing outward.

There are no arc flash labels on observed equipment. Existing equipment needs to be identified and labeled properly.

#### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The project will provide primary electrical circuit selectivity similar to other critical buildings on Campus, which will also remove a single source of failure for primary Circuit 25 within the building and allow for isolation of its electrical equipment with a single switching event. In addition, the MV entry conduit will be provided with protection from water incursion; the ground conductors will be replaced and arc flash labels attached as appropriate.

Proposed project schedule:

- Predesign: July 2031 – August 2031
- Design: November 2031 – June 2032
- Construction: May 2032 – December 2032

Phasing is not recommended.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000300

SubProject Title: GA - Install Primary Electrical Circuit Selectivity

**3. How would the request address the problem or opportunity identified in question #1?**

By providing primary circuit selectivity to the building, it would provide more resiliency and flexibility to the electrical system within the building. However, if this project is not funded and implemented, the GA Building will be at a disadvantage in that power could not be switched to another circuit during a power outage or other similar emergency.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were considered. If the GA site is chosen for redevelopment in terms of a new building or parking facility, this project is unnecessary. A new building would be wired for selectivity as part of current standards, and a parking facility would not be required to have primary selectivity.

**5. Which clientele would be impacted by the budget request?**

The GA Building is currently unoccupied so no tenants would be impacted.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, occupants of the Legislative Building.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- security and safety improvements on the Capitol Campus in accordance with the Security Study; and,
- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

The following study and analysis identified the scope of this project request:

*Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017

**8. For IT-related costs:**

No.

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000300

SubProject Title: GA - Install Primary Electrical Circuit Selectivity

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
NA

11. Is there additional information you would like decision makers to know when evaluating this request?  
If the GA building is demolished, the electrical circuit selectivity and adjustment of existing electrical room layouts will not need to be completed.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	621,000				
	<b>Total</b>	<b>621,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				621,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>621,000</b>

**Operating Impacts**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000300

SubProject Title: GA - Install Primary Electrical Circuit Selectivity

No Operating Impact

SubProject Number: 40000301

SubProject Title: Du Pen Fountain - Rehabilitation

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000301

SubProject Title: Du Pen Fountain - Rehabilitation

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 11

**Project Summary**

This project will repair and refurbish the Du Pen Fountain located at the front of the Joel Pritchard Building.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The Du Pen Fountain is located at the front of the Joel Pritchard Building at the main entrance. It was dedicated with the building in January 1959.

Due to its age, the fountain's iron piping has rusted and is producing rust flakes that clog the drains. The pool's lights are severely corroded, and restoration of the fountain is needed to improve its functionality. Cleaning and waxing of the statue is also needed on a regular basis for maintenance and preservation.

This project is a priority because the rusted piping, clogged drains and corroded lighting must be repaired and restored for the fountain to remain functional.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will clean and preserve the Du Pen sculpture and complete repairs to the fountain in keeping with Secretary of the Interior Standards for Preservation[1] so that it is once again fully functional.

An expert in fountains will be hired to do a condition assessment to evaluate the condition of the fountain and make recommendations for repair or replacement of equipment. These recommendations will inform a design/build project to make the repairs or equipment modification/replacement. The piping likely will be replaced, some lighting work done, and a filtration system with chemical treatment added to the basement level of the building.

The estimated project timeline includes:

Design: August 2029 - January 2030

Construction: April - October of 2030

The project cannot be phased and must be done as one comprehensive restoration project.

### 3. How would the request address the problem or opportunity identified in question #1?

Funding this project will repair the fountain and preserve the sculpture for the public's enjoyment into the future.

DES expects that the implementation of this project will help improve agency performance by improving the appearance of the exterior of the building and customer satisfaction by repairing the fountain and maintaining the sculpture.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000301

SubProject Title: Du Pen Fountain - Rehabilitation

Before doing the work, it is recommended that a thorough condition assessment be completed to document the fountain's history, the current level of functionality, and make recommendations for future repair.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the type of project, there are very limited alternatives.

The condition of the bronze Du Pen sculpture was evaluated in 2013 by Fabrication Specialties. Subsequently, the piece was cleaned, the patina on the fish and birds was touched up, the sculpture was waxed, and the fountain area was cleaned. No major repairs were performed.

This project will be required to keep the fountain functioning properly and to preserve the statute.

**5. Which clientele would be impacted by the budget request?**

The occupants of the Pritchard Building are the Code Reviser and Legislative Services. There is also a lunch room at the lobby level that is heavily used during Legislative sessions. The building's location on the West Capitol Campus makes the fountain highly visible to the public, with its beauty and symbolism an important state resource.

Everett Du Pen, a sculptor who was prominent in the Northwest at that time for his public commissions, was selected to design and execute the fountain. He also served as chairman of the University of Washington Sculpture Department from 1945 until his retirement in 1983.

Du Pen's design for the fountain was rich in symbolism, evoking images of the Pacific Northwest's beauty. The piece features four sea gulls soaring above rippling waves, flanked by two leaping salmon. Behind the sea gulls, level with the waves, sits a small crab. These forms symbolize the vigor and strength of the state. The light, air, and water surrounding them represent Washington's great natural resources and prosperous industries. Three waterjets are positioned front and center in the fountain and spray water straight up into the air. Two more jets spurt water from supporting waves underneath the salmon.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by improving the functionality and efficiency of the fountain's lighting and

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000301

**SubProject Title:** Du Pen Fountain - Rehabilitation plumbing.



It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
  - o and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

No.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

**Project Type**

**SubProject Number:** 40000301

**SubProject Title:** Du Pen Fountain - Rehabilitation

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	167,000				
	<b>Total</b>	<b>167,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				167,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>167,000</b>

**Operating Impacts**

No Operating Impact

**SubProject Number:** 40000302

**SubProject Title:** ESD - Mill Work - Number All Doors

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

**SubProjects**

**SubProject Number:** 40000302

**SubProject Title:** ESD - Mill Work - Number All Doors

**Starting Fiscal:** 2024

**Project Class:** Preservation

**Agency Priority:** 11

**Project Summary**

The wood interior doors, break room/coffee bar cabinets and trim (millwork) within ESD Building are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was first constructed in 1971. If the ESD Preservation Project is not funded, a number of minor works projects will be needed. Millwork throughout the building is well past its useful life and needs to be replaced.

## Project Description

### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Millwork throughout ESD is well past its useful life and needs to be replaced or refinished. Interior doors are scratched, dirty and in need of constant maintenance. Cabinets are old and deteriorating. Laminant is peeling. In addition to making the building look shabby, maintenance time and operating costs increase through constant need for repair of the damaged finishes.

### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Doors, trim, break room and coffee bar cabinets, and other millwork throughout ESD will be inventoried and replaced or refinished, as needed.

The estimated project timeline will be:

Design September 2031 – February 2032

Construction April 2032 – June 2033

### **3. How would the request address the problem or opportunity identified in question #1?**

Updating the millwork throughout the building will replace outdated and damaged finishes and make the building more functional and comfortable for building tenants. It will also reduce break and fix maintenance costs required to keep the old doors, trim, cabinets and other millwork functional.

### **4. What alternatives were explored? Why were the recommended alternative chosen?**

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The alternative to this project is to continue to repair items piecemeal which is less efficient and economical, or to complete the work as part of the major building rehabilitation project.

### **5. Which clientele would be impacted by the budget request?**

ESD is an essential public agency providing services to many Washington state employees. It is imperative that this agency is able to continue to provide quality service to their clients in a comfortable and functional building.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

### SubProjects

SubProject Number: 40000302

SubProject Title: ESD - Mill Work - Number All Doors

Construction will be scheduled with building occupants to minimize impacts as much as possible.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

N/A

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:13PM

**Project Number:** 40000250

**Project Title:** 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000302

SubProject Title: ESD - Mill Work - Number All Doors  
*improve energy efficiency? Please elaborate .*

NA

11. Is there additional information you would like decision makers to know when evaluating this request?  
Not at this time.

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Infrastructure Preservation (Minor Works)

### Growth Management impacts

Conforms to GMA requirements

### Funding

Acct Cod	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2023-25 Fiscal Period Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	75,000				
	<b>Total</b>	<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				75,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75,000</b>

### Operating Impacts

No Operating Impact

SubProject Number: 40000303

SubProject Title: OB2 - Mill Work

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

**SubProject Number:** 4000303  
**SubProject Title:** OB2 - Mill Work  
**Starting Fiscal:** 2024  
**Project Class:** Preservation  
**Agency Priority:** 11

### Project Summary

The wood interior doors, break room/coffee bar cabinets and trim (millwork) within Office Building Two (OB2) are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was first constructed in 1975. If the OB2 Preservation Project is not funded, a number of minor works projects will be needed. Millwork throughout the building is well past its useful life and needs to be replaced.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Millwork throughout OB2 is well past its useful life and needs to be replaced or refinished. Interior doors are scratched, dirty and in need of constant maintenance. Cabinets are old and deteriorating. Laminate is peeling. In addition to making the building look shabby, maintenance time and operating costs increase through constant need for repair of the damaged finishes.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

Doors, trim, break room and coffee bar cabinets, and other millwork throughout OB2 will be inventoried and replaced or refinished, as needed.

The estimated project timeline will be:

Design September 2031 – February 2032

Construction April 2032 – June 2033

**3. How would the request address the problem or opportunity identified in question #1?**

Updating the millwork throughout the building will replace outdated and damaged finishes and make the building more functional and comfortable for building tenants. It will also reduce break and fix maintenance costs required to keep the old doors, trim, cabinets and other millwork functional.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The alternative to this project is to continue to repair items piecemeal which is less efficient and economical, or to complete the work as part of the major building rehabilitation project.

**5. Which clientele would be impacted by the budget request?**

The two largest tenants of OB2 are the Department of Social and Health Services (DSHS) and the Department of Children,

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

## SubProjects

SubProject Number: 40000303

SubProject Title: OB2 - Mill Work

Youth, and Families (DCYF). These essential public agencies provide services to some of the most disadvantaged and at-risk residents in Washington state. It is imperative that these agencies are able to continue to provide quality service to their clients in a comfortable and functional building.

Construction will be scheduled with building occupants to minimize impacts as much as possible.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

179 - Department of Enterprise Services  
**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:13PM

Project Number: 40000250

Project Title: 23-33 Statewide Minor Works - Preservation

**SubProjects**

SubProject Number: 40000303

SubProject Title: OB2 - Mill Work

N/A

*10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

NA

*11. Is there additional information you would like decision makers to know when evaluating this request?*

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	250,000				
	<b>Total</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
289-1	Thur Cty Capital Fac-State				250,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>	

**Operating Impacts**

No Operating Impact



<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000250	40000250
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:59AM

Project Number: 40000314

Project Title: CBPS - Modular Building - Critical Repairs &amp; Upgrades

## Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 12

## Project Summary

The Modular Building was constructed in 1980 and is past-due for critical system upgrades including mechanical, architectural, plumbing, electrical, and structural. This request seeks funding to upgrade essential building systems and reconfigure interior space to allow for the co-location of Enterprise Services' Print and Mail operations.

## Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The "Property Evaluation Report, Modular Building Assessment & Critical Repairs" EHM July 5, 2016, identified failing and obsolete systems and extensive replacement requirements for the Tumwater Modular Building. The building is currently falling apart. A pre-design completed in July 2020 further analyzed these building systems, while also exploring space needs and site options for the co-location of Enterprise Services' Print and Mail operations.

The deficiencies at the Modular Building are outlined below:

## Architectural:

- The roof was last replaced in 2000 and requires full replacement. Current leaks are impacting tenant operations and long-term repairs have become impossible.
- The exterior finish and windows have deteriorated over time, with some damage to the exterior insulating panels and failure of thermal and weatherproofing seals.
- Dock levelers and overhead rolling door assemblies have outlived their useful service life.
- Ship ladders, concrete ramps, guardrails, and Accessible Path of Travel do not comply with ADA Accessibility and Building Code Regulations and are recommended for replacement or reconstruction to achieve compliance.

## Site Drainage:

- Inadequate site drainage, including lack of storm drains in the parking lot, results in ponding. This has significant potential to undermine the building foundation and accelerate degradation of the parking lot.

## Mechanical Systems:

- Existing systems are insufficient to mitigate indoor fumes from printing operations and do not provide the humidity control needed for this paper-based business.
- Current air handling units do not comply with State Energy Code. The cooling tower and hydronic system are past their useful life and various components of the HVAC system are either no longer working or inadequate for their intended purpose.

## Plumbing and Sanitation:

- Sanitary sewer main and lateral lines exhibit evidence of moisture and sedimentary intrusion at the joints and have insufficient cleanouts.

## Seismic/Structural:

- The building's structural system is inadequate to resist code-prescribed loading in a seismic event. Given the need to keep this building operational, structural retrofits to strengthen the building to code-prescribed levels are needed.

In addition to rehabilitating the building, DES recommends reconfiguring the space to allow for the co-location of DES' Print and Mail operations, which would allow DES to reduce its leased space portfolio by 43,000 square feet. Currently, Print and Mail Operations within Enterprise Services' Business Resources Division are located in two different facilities. Print Operations occupies 89,000 square feet of space within the Tumwater Modular Building while Consolidated Mail Services (CMS) occupies 43,300 square feet of space within a leased facility on 7th Avenue in downtown Olympia.

*Note: The Secretary of State also occupies 6,300 square feet of space within the Tumwater Modular Building which will be vacated once their new facility, the Library-Archives Building (30000033) is completed. The completion date for this facility is still uncertain, but estimated by 2023.*

Having print and mail services in two separate locations constrains operational efficiency. Based on a research report "The

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:59AM

**Project Number:** 40000314

**Project Title:** CBPS - Modular Building - Critical Repairs & Upgrades

## Description

Value of Mailing Services to In-Plants<sup>1</sup> January 2019 completed by In-Plant Impressions as a result of a detailed survey fielded by NAPCO Research, 75% of in-house printing, publishing, and distribution services have print and mail operations co-located, page 9. Co-location has many advantages, such as:

- Improved the workflow design.
  - Reduced operating costs.
  - Increased operating efficiencies resulting in long-term savings to the agency and its customers.
- In addition to the operational efficiencies to be gained with a co-location, this project would also eliminate ongoing employee safety and security concerns we are experiencing at the leased facility. Below are examples of recent incidents that have occurred at the downtown Olympia facility:
- An individual broke into the building the night of January 24, 2022, causing damage to the building exterior and to equipment inside the building. This unlawful entry also put the state at risk of HIPPA and IRS data breaches and the associated fines, as this facility houses sensitive information.
  - Employee's vehicles were vandalized on January 27th, 2022, causing approximately \$10K in damage.
  - A shooting occurred outside the building on June 6, 2022.
  - Employees coming into the building in the early morning often encounter unhoused individuals sleeping in the building's doorways.
  - There is visible drug use and discarded paraphernalia and needles that litter the sidewalks outside the building

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will repair or replace critical building systems and site infrastructure, as well as accommodate a co-location for programs involved:

**Exterior Repairs:**

- Roof replacement, exterior finish and waterproofing, insulation, windows, Dock levelers and overhead rolling door assemblies, ship ladders, concrete ramps, guardrails, and ADA compliance.
- Reconstruct site drainage and stormwater management throughout the site and repair parking area

**Mechanical Systems:**

- Replace existing mechanical HVAC systems to mitigate indoor fumes from printing operations, provide the humidity control needed for this paper-based business, and comply with State Energy Code, and the Green Building initiative.

**Plumbing and Sanitation:**

- Repair or replace sanitary sewer main and lateral lines and install sufficient cleanouts.

**Seismic/Structural:**

- Retrofit the building to meet current seismic code.

In addition, this request seeks to take advantage of the building renovation and co-locate Enterprise Services' Print and Mail operations into the Tumwater Modular Building. Completing upgrades in conjunction with the co-location will add efficiencies and make sure upgraded systems are designed to be consistent with program needs and the newly proposed floor plan layout.

The project is planned to be completed as follows:

- The predesign was completed between December 2021 and June 2022.
- A Design-Build process is anticipated to begin in September 2023 with completion by June 2025.

It is recommended that the described work be completed under a design-build process to expedite the process.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:59AM

Project Number: 40000314

Project Title: CBPS - Modular Building - Critical Repairs & Upgrades

## Description

### **3. How would the request address the problem or opportunity identified in question #1?**

The Modular Building was constructed in 1980 and after 40 years is in need of major system upgrades. With completion of critical repairs and upgrades and on-going preventive maintenance, the life of the Modular Building could be extended by 50 years.

In addition to the building system work, this project would also reconfigure the interior spaces of the building to accommodate the co-location of DES Print and Mail Operations. This co-location would result in the following efficiencies:

- Eliminating freight costs associated with transporting materials between current locations.
  - o CMS picks up material from the Modular building five times each day.
- Reductions in supply costs due to streamlined workflow
  - o Printed materials would not need to be boxed up to ship to CMS
  - o Inventory maintained in one facility would result in the need for less inventory
- Reduced lease costs over time
  - o Eliminates one lease
  - o Reduces the overall square footage of the program
- Increased opportunities for cross-training across the print and mail programs
  - o Reduced overtime during peak times
  - o Reduced need for on-call positions
- Opportunities to improve efficiency
  - o Provides a modern facility that meets the programs operational needs
  - o Reduced turn-time due to less handling of materials
  - o Increased operational efficiency due to streamlined workflow
  - o Continue to break down internal silos
- Opportunities to improve safety and reduce risk
  - o Reduces risk of having protected information in transit
  - o Reduces the risk of employee injuries due to single flat surface in Tumwater
  - o Reductions in the number of incidents swing and graveyard shift staff its downtown location.
  - o Opportunity to remodel, renovate and modernize a building in need of critical repairs and upgrades
  - o Potential savings in utility costs due to building upgrades

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

**Building System Upgrades and Co-location (recommended)** - The recently completed predesign considered several options for layouts within the Modular Building to determine the most efficient way to upgrade and replace building systems and accommodate co-location efforts. The options look at process, workflows, shipping, and receiving differently, and a "Do Nothing" Option. The preferred option would add a new, secure partially-covered loading dock and parking area at the northeast end of the building and relocate the existing generator and transformer that are currently in that area.

**Phased Approach-** The project could be broken down into several separate preservation projects, but this piecemeal approach would take longer and cost more. It is best to do the roof and HVAC in a single coordinated project to ensure that the roof does not leak in the end. Regarding the interior workflows, it would be less cost effective to do the work piecemeal. Relocating operations of printing and mailing machinery and equipment is not as simple as moving desks and workstations. Moving electrical runs and fire systems multiple times could prove cost prohibitive.

**Do Nothing-** If no action is taken building systems will continue to be at risk of failure and the Print and Mail Operations would continue to operate in two separate locations, limiting our ability to streamline these functions.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:59AM

Project Number: 40000314

Project Title: CBPS - Modular Building - Critical Repairs &amp; Upgrades

**Description****5. Which clientele would be impacted by the budget request?**

Efficiencies derived from the co-location will lead to program efficiencies that would benefit state agency customers of DES Print and Mail Operations, as well as substantially more efficient and healthy work conditions for the staff of the programs involved. It will also provide an upgraded facility for tenants with decreased utility and maintenance costs.

Printing and Imaging (approx. 50 staff), Production Services (approx. 12 staff), and Fleet Operations (approx. 2 staff), occupy space within the Modular Building. Consolidated Mail Services (approx. 75 staff) would be relocated to the Modular Building once work was complete.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the Governor's Results Washington goals for efficient and accountable government, including increased customer satisfaction and reduced cost of energy at state owned facilities.

It supports the DES Leadership Model, Big 3 Initiatives, including improved customer satisfaction, team member satisfaction and financial health, and promotes DES Capital Plan Priorities for excellence in stewardship, safety and sustainability. The project will preserve a state-owned facility and allow it to continue to serve its state government functions into the future.

This project also supports the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection. The project will also use high-performance standards for this major building rehabilitation and protect citizens' investment in state facilities. The State's assets should be managed in a coordinated businesslike manner that values life-cycle investment.

These studies are consistent with recommendations to move forward with the project:

- "Property Evaluation Report, Modular Building Assessment & Critical Repairs" EHM July 5, 2016
- "Tumwater Modular Building Print and Mail Facility Predesign Study", Rolluda Architects, September 2020

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

This project will contribute to statewide goals by increasing energy efficiency through mechanical upgrades, structural improvements, and other facility improvements.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:59AM

Project Number: 40000314

Project Title: CBPS - Modular Building - Critical Repairs & Upgrades

**Description**

11. Is there additional information you would like decision makers to know when evaluating this request?  
No.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	30,118,000				30,118,000
	<b>Total</b>	<b>30,118,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30,118,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000314	40000314
Sort Order	Project Priority	Priority

Include Page Numbers

Y

Yes

For Word or Excel

Y

Y

User Group

Agency Budget

Agency Budget

User Id

\*

All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:01PM

Project Number: 40000318

Project Title: Campus - South Diagonal - Storm Drain Replacement &amp; Improvements

### Description

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 18

#### Project Summary

This project will replace the failing storm water line along the north side of the South Diagonal on West campus. This project mitigates the risks of being out of compliance with federal and state regulations, extends the life of the storm water system and provides additional capacity for new development on the South Edge.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

In accordance with the Capitol Campus Utility Renewal Plan by Reid Middleton, dated 2017, the existing corrugated plastic 12 inch storm water drain line along the South Diagonal has a number of "sags" in its vertical alignment and is crushed in parts and leaking and needs to be replaced. This problem of water intrusion also leads to the cracked pavement of the South Diagonal itself. With the existing roadway topography, it is difficult to capture and convey flow off the remaining portion of the street surface. The storm drain line needs to be replaced to avoid further damage to the South Diagonal itself as well as the surrounding landscaping. If the storm water line fails, this will result in the Capitol Campus being out of compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements managed by the Department of Ecology and DES subject to fines. This project should be implemented in tandem with the South Diagonal Sidewalk Repair and Improvement Project. The construction areas overlap and should coordinate schedule to reduce costs by working in the same area once instead of twice (such as, sidewalk removal and replacement).

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

The project will reduce operational costs in terms of break and fix repairs to the storm water line as well as South Diagonal roadbed. It will eliminate leakage from the storm water line into the adjacent landscaping and lawns.

The project schedule is as follows:

Predesign: June – August 2023

Design: October 2023 – February 2024

Construction: July 2024 – January 2025

Once construction starts, it needs to be completed as quickly as possible to return the South Diagonal to use.

##### 3. How would the request address the problem or opportunity identified in question #1?

The project will:

- Replace crushed 15" corrugated plastic storm water conveyance pipe on the South Diagonal and increase the capacity with an 18" diameter main.
- Provide storm water treatment for run off from some parts of the South Diagonal.
- Utilize existing roadway and planter strip topography to provide water quality treatment. A combination of bio retention planters and cells will provide treatment to sections of the roadway.
- Reconstruct sections of the curb and gutter to accommodate surface water flow to the water quality treatment areas.
- Replace soil and lawn on the north side of South Diagonal Way to improve drainage and to accommodate new sidewalk.
- Provide understory and tree plantings consistent with the Historic Landscape Preservation Master Plan.

With the existing roadway topography, it appears difficult to capture and convey flow off the remaining portion of the street



**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

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**Project Number:** 40000318

**Project Title:** Campus - South Diagonal - Storm Drain Replacement & Improvements

### Description

surface. The replacement of the existing main along South Diagonal will provide an opportunity to treat a portion of the runoff from the roadway surface. As referenced in the 2014 West Capitol Campus Master Drainage Plan, Reid Middleton, Mithun, Arutus Design, due to the existing grading along South Diagonal Way, approximately 60 percent of the pollution-generating impervious surface can be captured and treated along the edge of the street through bio retention cells and planter.

In anticipation of future development on the south edge of West Campus, it would be appropriate to replace the line with a larger size. Because this storm water main will convey additional runoff from areas on both sides of Columbia Street south of Sid Snyder Way when these areas undergo future redevelopment, the proposed line needs to be increased to 18 inches in diameter. The areas on both sides of Columbia Street, specifically the Visitor's Center and Press House lots, currently drain to the combined sewer system. As part of the West Campus Drainage Master Plan to achieve the campus's long-term objective, the project takes the opportunity to collect and treat storm runoff from some parts of South Diagonal and the World War I Memorial Circle by using LID elements. The project includes landscaping restoration and improvements within the project limits.

If this project is not completed:

- The South Diagonal itself will continue to be affected by water intrusion and increased cracking and spalling will continue.
- The storm water line will fail and both the area around the Vietnam War Memorial will be damaged and the south lawn will be damaged
- When the storm water line fails, this will result in the Capitol Campus being out of compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements managed by the Department of Ecology and DES subject to fines.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

**No Action**—Continued break and fix activity, leaking storm water line, failing roadway, and inundated landscaping. As failure continues this is impacting life safety. Repairs to extended damages and a higher cost to fix and repair the damages created by not fixing the original failure identified in 2017.

**Enhanced Maintenance**—Increasing from break and fix to more detailed maintenance will be difficult, because such an approach would still require digging up portions of the adjacent landscape and/or roadway with a resultant increase in maintenance costs.

**Replace Storm Water Line (Preferred Alternative)**—Replacement of storm water line, as recommended in the 2017 Capitol Campus Utility Renewal Plan will “fix” the problem and avoid storm water line failure and its consequences as well as roadway and landscape deterioration.

#### **5. Which clientele would be impacted by the budget request?**

Pedestrians in and around the South Diagonal will be affected during construction as pedestrian walkways may be closed or detours in place. Visitor vehicles to West Campus will be affected as parking along the South Diagonal will not be allowed during the construction. So a significant number of public/visitor parking spaces will be unavailable. Traffic choke points at 14th Avenue and Capitol Way will be affected. In addition, coordination with the City of Olympia will be important because of connections to storm water and sewer.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:01PM

Project Number: 40000318

Project Title: Campus - South Diagonal - Storm Drain Replacement &amp; Improvements

**Description*****7. Describe how this project supports the agency's strategic master plan or would improve agency performance.***

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

***8. For IT-related costs:***

No.

***9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.***

N/A

***10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.***

NA

***11. Is there additional information you would like decision makers to know when evaluating this request?***

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:01PM

Project Number: 40000318

Project Title: Campus - South Diagonal - Storm Drain Replacement & Improvements

**Description**

References:

·West Capitol Campus Inventory, Analysis and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer and Irrigation . Parametrix, 2009

·West Campus Drainage Master Plan . Reid Middleton, Mithun, Arbutus Design, 2014.

·West Capitol Campus Drainage Master Plan, Reid Middleton, Mithun, Arbutus Design, 2014.

·Capitol Campus Utility Renewal Plan. Reid Middleton, 2017.

·Capitol Campus Development Study. Schacht Aslani Architects, Mithun. 2017

This project should be implemented in tandem with:

South Diagonal Sidewalk Repair and Improvements Project. The construction areas should be coordinated as there will be some construction overlap.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,070,000				1,070,000
	<b>Total</b>	<b>1,070,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,070,000</b>
			Future Fiscal Periods			
			2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

Parameter	Entered As	Interpreted As
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications

Capital Project Number	40000318	40000318
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

## Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 20

## Project Summary

This program will support the Capitol Campus into the future for the next 10 years by gradually and systematically replacing or repairing utility segments, which are at a high risk of failure, in an approach that is prioritized and most cost effective for the following critical projects: • Leg - South Parking Lot Utilities & Drainage Improvements • Campus - Primary Electrical & Communications Circuit Improvements • Campus - Washington Street Drainage and Utilities Repairs • West Campus - Fire Water Flow Study and Improvements • West Campus - Fire Water Flow Study and Improvements • West Campus - Irrigation System Replacement • Plaza Garage - Electrical System Upgrade • Cherry Lane - Drainage and Utility Improvements • Campus - Fiber Network-Mapping and Improvement to Campus Loop • Campus - Water Meter Replacements • East Campus - Irrigation System Update Individual project cost estimates (C100s) can be provided upon request.

## Project Description

1. **Identify the problem or opportunity addressed. Why is the request a priority?**

Section 1105 of the 2015-2017 Capital Budget directed the Department of Enterprise Services (DES) to assess the existing condition of underground utilities on Capitol Campus and to develop a utility renewal plan that would support the Capitol Campus into the future for the next 10 years. The plan should gradually and systematically replace or repair utility segments at a high risk of failure in an approach that is most cost effective. DES contracted Reid Middleton to perform this work.

A comprehensive Capitol Campus Utility Renewal Plan was completed in 2017 and the detailed objectives of this project were to:

- Assess the existing utility conditions at Capitol Campus to identify system issues and improvement needs.
- Evaluate and prioritize identified improvement needs, so that the utility systems can be improved gradually and systematically to support the Campus into the future.
- Prepare a report with the identified improvement projects, through DES, to the Legislature for review and funding approval.
- Coordinate with the consultant team of the Campus Master Plan for the Capitol Campus currently being updated to plan for necessary utilities to support the proposed developments.
- Provide general planning criteria and considerations for utility improvements in future developments and redevelopments.
- Develop a utility improvement plan that is well-coordinated with other master plans, including the 2006 Campus Master Plan for the Capitol Campus, the 2009 Capitol Campus Historic Landscape Preservation Master Plan, the 2015 West Capitol Campus Drainage Master Plan, and the 2017 State Capitol Development Study. The ultimate goal is that all these plans could be integrated seamlessly to create a comprehensive future development plan for the Capitol Campus.

The results of this comprehensive report confirmed the following:

1. Construction of the Capitol Campus utility systems occurred over several decades.
2. Many of the utilities have served well beyond their design life, with some original systems installed during the campus's original construction in the early 1900s still in service.
3. While many improvements have been completed, the service condition varies from system to system.
4. Some continue to operate at a level of effectiveness, while others need immediate improvement or replacement.

2. **What will the request produce or construct (i.e., pre-design or design of a building, construction of additional space**

2. What will the request produce or construct (i.e., pre-design or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This program will support the Capitol Campus into the future for the next 10 years by gradually and systematically replacing or repairing utility segments, which are at a high risk of failure, in an approach that is prioritized and most cost effective for the

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

#### Description

following critical projects:

2023-25

Leg - South Parking Lot Utilities & Drainage Improvements

Campus - Primary Electrical & Communications Circuit Improvements

2025-27

Campus - Washington Street Drainage and Utilities Repairs

West Campus - Fire Water Flow Study and Improvements

2027-29

West Campus - Irrigation System Replacement

Plaza Garage - Electrical System Upgrade

2029-31

Cherry Lane - Drainage and Utility Improvements

Campus - Fiber Network-Mapping and Improvement to Campus Loop

Campus - Water Meter Replacements

East Campus - Irrigation System Update

#### **3. How would the request address the problem or opportunity identified in question #1?**

This request will address the current critical utility system failures identified in the Capitol Campus Utility Renewal Plan and improve overall health and safety. These projects will:

- Bring the utilities into line with current code.
- Reduce operating costs by reducing break and fix maintenance and extend the life of the utilities.
- Reduce the leakage into the underdrain of the street trees and thus reduce potential damage.
- Support Master Plan objectives by ensuring that the utilities and street remain operational.

Doing nothing or delaying these projects is not recommended due to the extreme health and safety high risk and the additional damage that will continue, resulting in higher repair costs.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Detailed possible alternatives are described in each project's attached C2.

#### **5. Which clientele would be impacted by the budget request?**

Where and how many units would be added, people or communities served, etc.

Detailed possible impacts are described in each project's attached C2.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in**

matching federal, state, local, or private funds?

No.

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

Description

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

N/A

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Capitol Campus Utility Renewal Plan Reid Middleton, 2017.

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts  
Conforms to GMA requirements

**Funding**

Expenditures

2023-25 Fiscal Period

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**Funding**

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	31,133,000				5,610,000
	<b>Total</b>	<b>31,133,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,610,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	3,554,000	7,344,000	14,625,000	
<b>Total</b>	<b>3,554,000</b>	<b>7,344,000</b>	<b>14,625,000</b>	<b>0</b>

**Operating Impacts**

Total one time start up and ongoing operating costs

**SubProjects**

SubProject 40000321

SubProject Title: Leg - South Parking Lot Utilities & Drainage Improvements

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000321

SubProject Title: Leg - South Parking Lot Utilities & Drainage Improvements

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 20



## Project Summary

This project will improve drainage in the Legislative Building's south parking lot, install new water mains to enhance water flow for fire protection, improve waterproofing for the utility tunnel, repair the vertical-bend sewer main, improve exterior lighting, and repave the parking lot.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

This work will address failing storm water systems, old clay sanitary sewer lines, water and irrigation mains (circa 1920), a segment of the steam tunnel with significant water intrusion, and other utilities. This area has the oldest utilities on Campus with storm drains that are undersized by current standards, pavement that is broken and utilities that are aged and failing.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

The project will:

- Reconstruct utilities underlying the parking lot south of Legislative Building and between Cherberg and O'Brien Buildings, specifically the existing storm water/sewer system to accommodate proposed water quality treatment (such as bio retention cells, planters, and catch basin filter units)
- Construct a bio retention system similar to that installed for Sid Snyder Way prior to replacing the aging concrete pavement with new concrete.
- Reconstruct and repave parking lot and regrade to direct water flow. This will improve drainage and provide water quality treatment for storm runoff.
- Remove vertical bends from sanitary sewer below steam tunnel southwest of Legislative Building.
- Improve drainage problems in the parking lot.
- Install new water mains to enhance water flow for fire protection.
- Improve waterproofing for the utility tunnel.

The scope of the project derived from both the West Capitol Campus Drainage Master Plan by Reid Middleton, Mithun and Arbutus Design Inc., December 2015 and Capitol Campus Utility Renewal Plan by Reid Middleton, June 2017.

This project could be scaled because of its location next to Legislative Building and Cherberg & O'Brien buildings but may cause additional interruptions to legislative business and operations. The preferred recommendation would be to complete this project as quickly as possible to prevent cost escalations and Capitol Campus interruptions due to construction activities.

This project is proposed for FY 23-25.

Design: July 2023 – March 2024

Construction: May 2024 – June 2025

Deficiencies were identified in 2017. With the passage of time an investigation of current existing site conditions is required and to be included in the consultant's scope of design. Total project to complete in one biennium for efficiencies of investigation, design and construction and will require close coordination with the existing campus occupants.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

### SubProjects

SubProject 40000321

SubProject Title: Leg - South Parking Lot Utilities & Drainage Improvements

**3. How would the request address the problem or opportunity identified in question #1?**

This project will:

- Increases the usability and functionality of the assets.
- Ensure the state is compliant with National Pollutant Discharge Elimination System (NPDES) permit requirements.
- Decrease the likelihood of future system and prevent further pavement damage .
- Ensure Capitol Campus objectives are being met.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

1. No-Action would mean that the problems would continue to increase and the state would be out of compliance with federal and state regulations.
2. Phased Approach- Dealing with one "issue" at a time would mean continually digging up the same area of pavement and grass.
3. **Preferred Alternative** – remedy the deficiencies all at the same time, reducing risks as well as inconveniences.

**5. Which clientele would be impacted by the budget request?**

The tenants of the Legislative Building, Cherberg and O'Brien Buildings, the Governor's Mansion, Insurance Building and Pritchard Building will all be impacted with construction activities outside. Pathways may also be closed or redirected. The parking lot will be impacted and unusable until project completion. Landscaping and lawn areas around or near the parking lot will also be impacted during construction.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**OFM**

**179 - Department of Enterprise Services  
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2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 12:03PM

**Project Number:** 40000320

**Project Title:** Capitol Campus Underground Utility Repairs

**SubProjects**

**SubProject** 40000321

**SubProject Title:** Leg - South Parking Lot Utilities & Drainage Improvements

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

10. . How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

- West Capitol Campus Drainage Master Plan . Reid Middleton, Mithun and Arbutus Design Inc., December 2015
- Capitol Campus Utility Renewal Plan . Reid Middleton, June 2017

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	4,252,000				4,252,000
	<b>Total</b>	<b>4,252,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,252,000</b>

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

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**SubProjects**

SubProject 40000321

SubProject Title: Leg - South Parking Lot Utilities & Drainage Improvements

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Operating Impacts

No Operating Impact

SubProject 40000322  
SubProject Title: Campus - Primary Electrical & Communications Circuit Improvements

# OFM 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320  
Project Title: Capitol Campus Underground Utility Repairs

## SubProjects

SubProject 40000322  
SubProject Title: Campus - Primary Electrical & Communications Circuit Improvements

Starting Fiscal 2024  
Project Class: Preservation  
Agency Priority: 20

### Project Summary

This project will complete an inventory of the Capitol Campus primary electrical and communication systems that support critical and security infrastructure. This project will assess the current conditions of these systems and identify needs and deficiencies and develop mitigation strategies.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The primary electrical transmission system on Capitol Campus consists of a network of medium voltage (MV) vaults, feeders, duct banks (a group of conduits encased together), switches, transformers and various other equipment. The primary electrical system is configured as a loop, such that any building or other service point can be back-fed by an alternative power source if needed through one or more circuit switching events. This system provides redundancy if one of the power sources needs to be taken down for maintenance, new construction, or other unexpected outages.

The medium voltage transmission system of 13,800 volts and related distribution system have components and elements that have been identified in the 2017 Capitol Campus Utility Renewal Plan as being outdated, pose safety hazards, or could benefit from increased redundancy and security - and need corrective action. There are a number of unknowns and concerns about the existing primary electrical transmission and distribution systems and the primary fiber transmission system related to security.

In addition, there are a number of unknowns about the system and its delivery.

- There is currently no regular maintenance plan in place for the campus primary electrical transmission and distribution systems.
- There are currently no documented standards in place for the design and installation of primary electrical infrastructure throughout the site.
- The protective device settings are not clearly defined throughout the primary system, and it is unknown if they are properly coordinated. If not properly coordinated, a single fault in the wrong place could potentially take out power to a large portion of the campus, or the entire campus altogether. Improperly configured protective devices can also increase arc flash hazards, which raises safety concerns.
- The available fault current at various locations throughout the campus is unknown. Because of this, the required equipment withstand and interrupt ratings are unknown.
- There is no way to determine the load flow and available system capacity/voltage drop under various switching scenarios with the information available today.

Included within the scope of this study are the following:

- electrical power systems (substations, high/medium voltage loops, and generators), to include assessment of existing capacity of the electrical system.
- fiber optic cabling
- lighting
- security IT infrastructure.

Over the decades, electrical elements have been added to the buildings with no assessment as to cumulative effects on building electrical capacity, transmission or distribution. There is a critical need to have the accurate information if there is a

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

#### SubProjects

SubProject 40000322

SubProject Title: Campus - Primary Electrical & Communications Circuit Improvements

need to bring in additional electricity to the campus or a facility to support the needs to the operations of state government and building systems.

This study will provide a condition assessment and inventory of the electrical distribution system necessary for health and safety, as well as to determine the current and future campus development capacity.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project is to complete an inventory of the Capitol Campus primary electrical and communication systems, assess the current conditions in these systems, identify deficiencies and develop mitigation strategies and relate this to capacity needs. Will require a prioritized mitigation list and associated ROM costs.

A comprehensive power study of the primary transmission and distribution systems, including load flow study, fault current study, protective device coordination study, and arc flash study should be performed to rectify these issues as well as expose any potential problems or deficiencies.

The assessment will identify and assess:

- A repair plan to existing safety issues and code deficiencies in the aging system and assess facility capacity vs. system capacity at any peak time.
- The cabling and switching requirements to ensure each building is integrated safely into the electrical grid.
- The emergency backup power and operation needs and security needs in each facility, and locations on campus.
- Capacity for security and resiliency.
- Scope for the required cabling and switching required to integrate the campus electrical grid with the "Campus Combined Heat and Power Plant" project.
- A Medium Volt circuit switching strategy related to photovoltaic (PV) or solar panel installations on campus.
- Provide primary electrical cable labeling and ground check.
- Provide review of lighting for safety and security.

**3. How would the request address the problem or opportunity identified in question #1?**

In order to understand the ramifications of future campus development, it is necessary to understand the current system and identify gaps and deficiencies and to ensure that the system is working safely to be able to take corrective action. An assessment of the current electrical transmission and distribution system is also essential for the integration of the Campus Combined Heat and Power Plant project (3000080) into the electrical grid.

Deferment of the project will impede the integration of the Medium Voltage (MV) loop with the Campus Combined Heat and Power Plant Project. This represents a lost opportunity to take advantage of inherent synchronicity of the two systems and will compromise the ability to provide a resilient Capitol Campus infrastructure and allow unsafe conditions to continue.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Status quo is not a viable alternative due to the known deficiencies alone. It is possible to pursue an incremental approach to the assessment but that would not provide a comprehensive picture from which to base appropriate sequenced actions. A portion of this project is motivated from the Capitol Campus Vulnerability Assessment.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

### SubProjects

SubProject 40000322

SubProject Title: Campus - Primary Electrical & Communications Circuit Improvements

**5. Which clientele would be impacted by the budget request?**

All users of the campus could be impacted and affected by a failure in any part of the electrical systems. These impacts could range from inconvenience from a power outage to serious injuries from an arc flash to a significant impact on the continuity of government.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

Include Security IT infrastructure.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or**

Project Number: 40000320  
Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000322  
SubProject Title: Campus - Primary Electrical & Communications Circuit Improvements  
*improve energy efficiency? Please elaborate.*

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:  
South Edge Sub Campus Plan: Utility Assessment. SCJ, 2007  
Capitol Campus Utility Renewal Plan. Reid Middleton. 2017  
Next Century Capitol Campus Predesign Report. MENG Analysis, UMC. 2019  
Capitol Campus Vulnerability Assessment, 2019

**Location**

City: Olympia County: Thurston Legislative District: 022

**Project Type**

Infrastructure (Major Projects)  
Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements.

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>	<u>Account Title</u>	<u>Estimated</u>	<u>Prior</u>	<u>Current</u>	<u>Reapprop</u>	<u>New</u>
<u>Cod</u>		<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>		<u>Approps</u>
057-1	State Bldg Constr-State	1,358,000				1,358,000
	<b>Total</b>	<b>1,358,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,358,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**OFM 179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Project Number: 40000320  
Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000410  
SubProject Title: Campus - Washington Street Drainage and Utilities Repairs

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000410

SubProject Title: Campus - Washington Street Drainage and Utilities Repairs

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 20

**Project Summary**

The sewer and storm water lines on the northern part of East Campus are failing and well beyond their service life. This project will reconstruct storm water and sewer utilities in Washington Street to address failing combined stormwater/sewer lines and damage to the street.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

This project has been identified as critical and a high priority by the Capitol Campus Utility Renewal Plan of 2017. Washington Street has the only combined storm and sanitary sewer main in East Capitol Campus. The vitrified clay combined sewer main is old and in bad condition with tree roots intruding into the pipe through many joints. A previous fix using a short piece of 6-inch PVC pipe to connect the broken pipes together caused flow interruption. The existing water main is old and failing as well.

Studies, including a video investigation by Gray and Osborne and by Pipe Experts in 2014 and the Capitol Campus Utility Renewal Plan of 2017, show that this section of the combined system is in very poor condition and should be replaced as a "high priority". It appears that there are breaks in the lines which are sending septic sewage to the ground and undermining the structural integrity of Washington Street. The following defects were specifically identified:

- The 8-inch vitrified clay combined sewer main in Washington Street needs to be replaced.
- The underground detention pipe outside the Highway-License Building is deformed and has a breach near the crown of the pipe, allowing soil to fall into the pipe.

**2. What will the request produce or construct (i.e., production or design of a building, construction of additional space**



***z. What will the request produce or construct (i.e., pre-design or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.***

Storm runoff from Washington Street is currently collected in underground drain pipes at the edge of 11th Avenue. From available survey information collected from DES maintenance reports and site observations conducted by Reid Middleton for the Capitol Campus Utility Renewal Plan of 2017, it appears that the collected water discharges to the combined sewer main. The 2014 Gray & Osborne video investigation report stated that there is a buried brick manhole at the Washington Street and 11th Avenue intersection.

Potentially, stormwater from Washington Street is discharged through this buried manhole into the combined storm and sanitary sewer system. Because the stormwater on Washington Street discharges to the City's combined sewer system at the 11th Avenue intersection, the separation of the storm and sewer system would occur on the Capitol Campus.

The project will:

- Reconstruct utilities in Washington Street on East Campus between 11th Avenue and Highway-Licenses Building and in the plaza lying north of Highway License Building
- Repair breached 36" corrugated steel storm line that is carrying soil away from plaza area.
- Separate storm drainage from combined sewer main.
- Replace aged water main.
- Replace the failed combined sewer line and separate the storm and sanitary sewer.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 12:03PM

**Project Number:** 40000320

**Project Title:** Capitol Campus Underground Utility Repairs

### **SubProjects**

**SubProject** 40000410

**SubProject Title:** Campus - Washington Street Drainage and Utilities Repairs

- Replace the water main and improve street lighting.
- After these utility replacements, the street and sidewalk will be restored by repaving the sidewalks on the west side of the street have failed.
- The project also includes repair of the broken stormwater detention pipe outside the Highway Licenses building.

This project is proposed for FY25-27. These deficiencies were identified in 2017 and at this time a thorough investigation of existing conditions is necessary prior to commencement of design. Total project to complete in one biennium for efficiencies of investigation, design and construction.

### **3. How would the request address the problem or opportunity identified in question #1?**

Life Safety and Health. Repairs will eliminate sewer leakage and impacts to health as well as reduce maintenance cost. Failure to implement this project will continue health safety issues of sewer issues and stormwater lines that send sewage into the ground and back into the buildings leading to further deterioration of Washington Street.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

This project is very critical and a number of studies have listed this project as a high priority. Other utilities on the street are affected with portions of the street cracking and sinking.

No Action-There have been repeated sewer line backups in the buildings using this sewer and drainage system. Sewer line backups will cause property damage and affect the health and safety of all occupants.

Incremental Maintenance – This approach is not effective because it fails to repair the basic problem of the collapsing and failing stormwater and sanitary sewer lines in Washington Street.

**Preferred Alternative** - This project will correct the sewer line back ups by replacing failing sewer and storm lines. This will protect the property and ensure that the health and safety of the occupants are protected.

**5. Which clientele would be impacted by the budget request?**

Tenants in Capitol Court, Archives, Highway License, Natural Resources and parkers in Plaza Garage would be impacted by this project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction;

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000410

SubProject Title: Campus - Washington Street Drainage and Utilities Repairs

2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

If there is additional information you would like decision makers to know when evaluating this request:

References:

- East Capitol Campus Storm and Sanitary Sewer Inspection Report. Gray and Osborne, 2013
- East Capitol Campus Storm and Sanitary Sewer Inspection Report. Pipe Experts, 2014.
- Capitol Campus Utility Renewal Plan, Reid Middleton

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000410

SubProject Title: Campus - Washington Street Drainage and Utilities Repairs

**Growth Management impacts**

Conforms to GMA requirements

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	2,327,000				
	<b>Total</b>	<b>2,327,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	2,327,000			
<b>Total</b>	<b>2,327,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject 40000328

SubProject Title: West Campus - Fire Water Flow Study and Improvements

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000328

SubProject Title: West Campus - Fire Water Flow Study and Improvements

Starting Fiscal 2026

**Project Class:** Preservation  
**Agency Priority:** 20

**Project Summary**

The existing water system on the West Capitol Campus does not meet the threshold determined by the City of Olympia Fire Marshal to provide water for effective firefighting. This project will study and analyze the West Campus water system to identify causes of the water flow problems for effective fire flow and provide recommendations for improvements.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Capitol Campus Utility Renewal Plan by Reid Middleton dated 2017 indicated that water flow tests are lower than the standard necessary for effective fire protection of the large historic buildings in the core of the West Capitol Campus. The Plan also recommended that a full comprehensive assessment is needed to analyze/identify the deficiencies of the inadequate water flow and provide recommendations for improvement.

The City of Olympia has raised concerns regarding the fire flow demand on the West Capitol Campus for large historic buildings such as the Legislative Building. This demand threshold is established at 4,000 gpm at 20 psi residual pressure.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request is to assess and develop a comprehensive fire flow plan on West Campus. Collaboration with the City of Olympia will be required to determine the best model to meet and bring a minimum requirement of 4,000 gpm at 20 psi to the Capitol Campus. City of Olympia has a computer modeling application that will assist and inform the comprehensive plan to implement. The plan will include recommendations and improvements.

Project Timeline scheduled for FY 25-27 Study and Improvements

Study: July 2025 – September 2025

Design: October 2025 – June 2026

Construction: July 2026 – April 2027

This project is a high priority project required to maintain critical components and ensure the campus has the capacity to respond adequately to a fire event.

**3. How would the request address the problem or opportunity identified in question #1?**

The water system on West Campus is not adequate to fight a significant fire. If a fire event occurs, emergency responders may not have the necessary water flow to control and extinguish a fire in West Campus buildings.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Do nothing—not feasible as the State has been warned by the City of Olympia Fire Department and reported in the 2017 Capitol Campus Utility Renewal Plan that the fire flow test have indicated inadequacies.

Incremental approach—The state is trying to incrementally resolve some of the problems but does not have a clear picture of

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 12:03PM

**Project Number:** 40000320

**Project Title:** Capitol Campus Underground Utility Repairs

**SubProjects**

**SubProject** 40000328

**SubProject Title:** West Campus - Fire Water Flow Study and Improvements

the deficiencies nor a clear comprehensive plan to resolve the issues.

**Comprehensive Water System Plan (Preferred Alternative)** – This project provides a comprehensive assessment of the deficiencies and improvements necessary to increase fire flow throughout the West Capitol Campus and meet the City of Olympia's fire flow requirements.

**5. Which clientele would be impacted by the budget request?**

This project will not impact tenants or state employees of visitors to West Campus. This project will improve safety for occupants and visitors to the campus and preserve the historic buildings.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the preservation of West Campus, exemplifies the 2006 Capitol Master Plan Principle of managing the infrastructure systems to the highest standards.

8. For IT-related costs:

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

- Capitol Campus Utility Renewal Plan . Reid Middleton. 2017
- State Capitol Development Study . Schacht Aslani Architects, Mithun. 2017

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

#### SubProjects

SubProject 40000328

SubProject Title: West Campus - Fire Water Flow Study and Improvements

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,227,000				
	<b>Total</b>	<b>1,227,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	1,227,000			
<b>Total</b>	<b>1,227,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject: 40000324  
 SubProject Title: West Campus - Irrigation System Replacement

**OFM 179 - Department of Enterprise Services  
 Capital Project Request  
 2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320  
 Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject: 40000324  
 SubProject Title: West Campus - Irrigation System Replacement

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 20

**Project Summary**

This project will replace West Campus cast iron irrigation mains and system, which are well beyond their design life and have become brittle and no longer work effectively.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Portions of the irrigation system in Capitol Campus are past their expected life. The system in West Capitol Campus was originally constructed during the 1920s and 1930s of cast iron piping. The 2009 West Capitol Campus Inventory, Analysis and Recommendations, 2014 West Capitol Campus Drainage Master Plan and the 2017 Capitol Campus Utility Renewal Plan have identified the entire irrigation water main system in West Capitol Campus as "High Risk", because these cast iron mains have been in service for more than 75 years, which is well beyond the service life of cast iron pipes.

Due to the age of the system, there are no means to adequately monitor and adjust the system to rapidly changing weather conditions. The existing system is on one "loop" which requires the entire west campus system to be shut down when repairs need to be made. Additionally, the current loop system also does not allow for the effective use of water flow meters on west campus.

The age of the system and the current design of the irrigation system leads to persistent repairs, which are often costly. Replacing the system will reduce maintenance costs and improve irrigation operations on West Campus.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request would fund the design and installation of a new irrigation system that is not on a single loop. An upgrade system will

- Allow isolated portions of the system to be shut down for repairs.
- Install water flow meters which could be used by maintenance staff to easily identify leaks and/or pipe failures.

The West Campus irrigation system is a single loop system and therefore cannot be replaced in a phased manner.

The project timeline scheduled for FY 27-29 would be as follows:

Predesign: July – September 2027

Design: October 2027 – February 2028

Construction: April 2028 - February 2029

**3. How would the request address the problem or opportunity identified in question #1?**

The West Campus irrigation system is deemed high risk and close to failure. Without replacement, the system will continue to fail, resulting in the oversaturation-or under saturation of the historic West Campus lawns and landscaping, which could result in failing lawns and flora.

Replacing the existing system will reduce water demand and utility costs. The replacement will also reduce of operating costs by avoiding constant "break and fix" maintenance.

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000324

SubProject Title: West Campus - Irrigation System Replacement

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action -- Without replacement, the system will continue to fail, resulting in over saturated lawns and failing elements of West Campus landscaping and grounds.

**Replace Irrigation System (Preferred Alternative)**—Replace the system.

**5. Which clientele would be impacted by the budget request?**

All tenants on West Campus will be affected with the construction activity, in terms of pedestrian and vehicle activity.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

• Goal #3 Sustainable energy & a clean environment by reducing water consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by reducing maintenance and water consumption costs.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 12:03PM

**Project Number:** 40000320

**Project Title:** Capitol Campus Underground Utility Repairs

**SubProjects**

**SubProject** 40000324

**SubProject Title:** West Campus - Irrigation System Replacement

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following studies, reports and analysis support this request:

- *West Capitol Campus Inventory, Analysis and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer and Irrigation* . Parametrix, 2009
- *West Capitol Campus Drainage Master Plan* . Reid Middleton, Mithun, Arbutus Design, 2014.
- *Capitol Campus Utility Renewal Plan* . Reid Middleton, 2017

This project can be related to the Extension of Reclaimed Water to Campus (30000816). Irrigation water is noted as one of the most popular uses for reclaimed water.

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements



<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
057-1	State Bldg Constr-State	4,896,000				
	<b>Total</b>	<b>4,896,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State		4,896,000			
	<b>Total</b>	<b>0</b>	<b>4,896,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject: 40000324  
SubProject Title: West Campus - Irrigation System Replacement

No Operating Impact

SubProject: 40000325  
SubProject Title: Plaza Garage - Electrical System Upgrade

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject: 40000325  
SubProject Title: Plaza Garage - Electrical System Upgrade

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 20

**Project Summary**

The electrical system in the Plaza Garage is past its life expectancy and is in critical condition, with some areas requiring immediate attention. In addition, failures in the underlying membrane on the plaza have resulted in water infiltration, damaging the electrical system throughout Plaza Garage. This project will design and replace the existing electrical system.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

A Capitol Campus Utility Renewal Plan was completed in 2017 by Reid Middleton. The results of this comprehensive report confirmed that the condition of the electrical system was past its life expectancy and is in critical condition, with some areas requiring immediate attention.

According to the analysis from this report, due to continuous failures of the roof membrane, the Plaza Garage has experienced major leaks allowing water to penetrate the garage's electrical system, causing costly damage and creating a significant health and safety issue. The East Plaza Water Infiltration and Elevator Repairs Project is a multi-biennia project to fix the leaking. This Plaza Garage Electrical System Upgrades cannot be implemented until the leaking has been fixed. Thus, this project is scheduled to occur when most of the Water Infiltration Project is completed.

Metal oxidization has occurred in the main bus bar system, impacting over 24 breaker panels, 500 electrical boxes, 800 light fixtures, and the majority of electrical conduit, essentially shutting down the grounding system. In many cases electrical conduit have rusted out exposing live wires and junction boxes have failed causing light fixtures to fall.

The current condition of the garage's electrical system is a major health and safety and creates a hazardous situation for state employees who utilize the garage, as well as visitors and outside service providers.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will replace electrical panels, boxes, repair damage to the main bus bar systems and replace wiring and conduit. Once this project is complete the dangerous electrical condition in the plaza garage will be corrected adding value to the asset and may reduce utility costs by reducing energy usage.

It is uncertain at this time whether the project could be phased due to the interconnectedness of the electrical system. Design and potential phasing criteria will be developed by a consultant once funding is secured. One potential scenario for a schedule of repairs could include:

- Complete design for removal and installation of a new electrical system in the Plaza Garage.
- Replace electrical system, conduit and confirm location of communication lines to correct all hazardous conditions
- Install ARC labels on all equipment required by OSHA, NFPA, NEC, RCW's and WAC's.
- Install switches and/or protection devices on the campus primary loop.
- Repair or replace voltage indicators on the Vista 330 at vault PABX.
- Provide drainage from vault located southeast of O'Brian Building and remove unlabeled handhold nearby.
- Confirm system is in compliance with all governmental codes to include OSHA, NFPA, NEC, RCW's, and WAC's.

The estimated project timeline is FY 27-29.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

### SubProjects

SubProject 40000325

SubProject Title: Plaza Garage - Electrical System Upgrade

### 3. How would the request address the problem or opportunity identified in question #1?

This request will address the critical system failures of the current electrical system by:

- Installing new electrical panels
- Replacing electrical boxes
- Converting the metal conduit to PVC
- Installing new electrical wiring
- Repairing the main bus bar system
- Addressing the grounding requirements

Doing nothing or delaying this project is not recommended due to the extreme health and safety high risk and the additional damage that will continue, resulting in higher repair costs.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

Possible alternatives have not been thoroughly explored since this project is a holistic and essential replacement of the entire electrical system.

### 5. Which clientele would be impacted by the budget request?

Where and how many units would be added, people or communities served, etc.

The current condition of the garage's electrical system is a major health and safety and creates a hazardous situation for state employees who utilize the garage, as well as visitors and outside service providers.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

### SubProjects

SubProject 40000325

SubProject Title: Plaza Garage - Electrical System Upgrade

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Capitol Campus Utility Renewal Plan Reid Middleton, 2017.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements.

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	2,448,000				
	<b>Total</b>	<b>2,448,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State		2,448,000			
	<b>Total</b>	<b>0</b>	<b>2,448,000</b>	<b>0</b>	<b>0</b>	

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject: 40000325  
SubProject Title: Plaza Garage - Electrical System Upgrade  
Operating Impacts

No Operating Impact

SubProject: 40000326  
SubProject Title: Cherry Lane - Drainage and Utility Improvements

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject: 40000326  
SubProject Title: Cherry Lane - Drainage and Utility Improvements

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 20

Project Summary

This area on Cherry Lane between Sid Snyder and 12th Avenue on West Campus holds a density of utilities, including some of the Campus's oldest, that are undersized and failing. This project will replace and repair water, stormwater, and other utilities as well as resolve underdrain issues. This is one of the Capitol Campus Utility Renewal Plan's projects.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Cherry Lane stormwater line is one of the oldest on Capitol Campus. According to the 2017 Utility Renewal Plan, the line is undersized by current standards and is failing. The other utilities are in a similar state. Periodic repairs have been performed, but continued failure can be expected. The 2015 West Capitol Campus Master Drainage Plan indicated that this has had an adverse effect on the health of the cherry trees lining the roadway. Many of the original trees have been replaced and DES is no longer planting replacements due to poor conditions.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

The project will replace the aged, undersized and failing stormwater and water lines and other utilities. The replacement of the stormwater/sewer lines will accommodate peak storm events and reduce maintenance costs

The Cherry Lane Drainage and Utility Improvements project will:

- Replace storm drain lines, irrigation mains, and the electrical system for lighting.
- Add a new water main to strengthen fire flow capacity to the core area of the campus.
- Replace the sidewalk and street pavement
- Restore the landscape.

This project is scheduled for the 29-31 biennium

Design July 2029 – April 2030

Construction July 2030 – April 2031.

This project is not scalable. Phasing this project would create multiple challenges not only in terms of project management but to occupants and visitors to West Campus. It is more cost effective to complete a comprehensive repair/replacement and upgrades.

### 3. *How would the request address the problem or opportunity identified in question #1?*

Repairing/replacing sewer, stormwater and water lines will be mitigated by reducing the risk of failing lines and improve health and safety. This project will:

- Bring the utilities into line with current code.
- Reduce operating costs by reducing break and fix maintenance and extend the life of the utilities.
- Reduce the leakage into the underdrain of the street trees and thus reduce potential damage.
- Support Master Plan objectives by ensuring that the utilities and street remain operational.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

## SubProjects

SubProject 40000326

SubProject Title: Cherry Lane - Drainage and Utility Improvements

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action -- The Cherry Lane area has some of the oldest utilities on the campus. The storm drain lines are old and undersized by today's standard, and the irrigation main is old and failing. Periodic utility repairs have been performed and will be required in the future.

Incremental Repairs -- This would entail replacing/repairing each of the utilities separately. This would be a significantly expensive approach. In addition, this would not deal with the underdrains in an effective manner.

**Preferred Alternative** -- More cost-effective to replace and upgrade all utilities and the entire street at one time than to make multiple smaller repairs.

**5. Which clientele would be impacted by the budget request?**

All tenants and visitors on West Campus would be affected, with construction noise and detours for vehicles and pedestrian activity. DES will provide construction updates to tenants and visitors and emphasize wayfinding strategies to mitigate inconveniences for pedestrians and vehicle traffic.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

o Goal #3 Sustainable energy & a clean environment by reducing water consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

o Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o Aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by:

o Reducing operating costs for water and irrigation.

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000326

SubProject Title: Cherry Lane - Drainage and Utility Improvements

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean**

**Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following studies, reports and analysis support this request:

- West Capitol Campus Historic Preservation Landscape Master Plan. Arbutus Design and Mithun, June 2009
- West Capitol Campus Drainage Master Plan, Reid Middleton, Mithun and Arbutus Design, December 2015
- Capitol Campus Utility Renewal Plan, Reid Middleton, June 2017

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000326

SubProject Title: Cherry Lane - Drainage and Utility Improvements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	5,314,000				
	<b>Total</b>	<b>5,314,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
057-1	State Bldg Constr-State			5,314,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>5,314,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject 40000411  
SubProject Title: Campus - Fiber Network-Mapping and Improvement to Campus Loop

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/16/2022 12:03PM

Project Number: 40000320  
Project Title: Capitol Campus Underground Utility Repairs

### SubProjects

SubProject 40000411  
SubProject Title: Campus - Fiber Network-Mapping and Improvement to Campus Loop

Starting Fiscal 2030  
Project Class: Preservation  
Agency Priority: 20

#### Project Summary

This project will create an inventory and map of the Capitol Campus fiber optic system.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The 2017 Utility Renewal Plan revealed that the existing campus fiber optic communication system is unmapped, largely unknown, and generally unmanaged. State fiber lines share conduits with private service systems without documentation.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will inventory and map the existing fiber optic system in East and West Capitol Campus and then design and install a redundant fiber optic link to complete a campus loop. A campus loop would allow any building or service point to be "back-fed" by an alternate fiber optic source if needed through circuit switching. This project is scheduled for the 29-30 biennium and due to the scope would be difficult to be phased. Design (including inventory and mapping) July 2029 – June 2030  
Construction/Installation July 2030 – February 2031

**3. How would the request address the problem or opportunity identified in question #1?**

The project will allow the State to better understand their own system, plan necessary improvements, and provide effective management. The efforts will also increase the reliability and security of the system.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were considered.

**5. Which clientele would be impacted by the budget request?**

Users of the system will not be impacted, but the system will be more reliable and secure.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**



**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium  
\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 12:03PM

**Project Number:** 40000320

**Project Title:** Capitol Campus Underground Utility Repairs

### SubProjects

**SubProject** 40000411

**SubProject Title:** Campus - Fiber Network-Mapping and Improvement to Campus Loop

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, the users of the system.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- implements security and safety improvements on the Capitol Campus in accordance with the Security Study;
- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following study, reports and analysis support this request:

*Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000411  
 SubProject Title: Campus - Fiber Network-Mapping and Improvement to Campus Loop

Growth Management impacts  
 Conforms to GMA requirements

Funding		Expenditures			2023-25 Fiscal Period	
Acct Cod	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	3,551,000				
	<b>Total</b>	<b>3,551,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Future Fiscal Periods						
		2025-27	2027-29	2029-31	2031-33	
057-1	State Bldg Constr-State			3,551,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,551,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject 40000327  
 SubProject Title: Campus - Water Meter Replacements

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium  
 \*

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000327  
 SubProject Title: Campus - Water Meter Replacements

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 20

**Project Summary**

Replace and upgrade the existing water meters on the West Capitol Campus. Many of the existing meters are past their useful life (over 35 years old) and are not equipped with a remote reading system. This project is not a mere meter replacement project but a system upgrade project.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

There are water meters at each building on Campus for monitoring water usage and efficiency of the buildings. The meters are for the energy and resource usage program, required now for state-owned buildings.

The water meters at the buildings were installed with the water mainline system upgrade in the mid-1980's. They are more than 35 years old by now and could be 40 by the time the replacement funding is available. According to the 2017 *Utility Renewal Plan*, given the age of these meters they are well beyond their normally operational life and need to be replaced and updated. In addition, they do not have remote reading and automated meter reading systems which are considered necessary nowadays.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

The project will replace all the existing building meters and add new metered connections to all taps, irrigation connections, and fire sprinkler connection bypass/leak detection meters connected to the existing West Capitol Campus water distribution system. Each building's domestic metered connection will be replaced with a new water revenue meter with remote reading capability. The meter replacements also include the remote radio reading system and the automated meter reading system (AMR) for "real time" monitoring of water consumption. The project will also provide for the monitoring of the City of Olympia's master meters with the AMR systems for overall water loss analysis. Cross connection devices and valves will be added on irrigation connections as required.

The anticipated project schedule is:

Design: July 2027 – July 2028

Construction: August 2028 – May 2029

### 3. How would the request address the problem or opportunity identified in question #1?

The age of the water meters along with the lack of remote reading and automated meter reading system are the main reasons of the water meter replacements. Replacement and upgrade will also provide more effective data for resource management uses.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

There are no other alternatives.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

### SubProjects

SubProject 40000327

SubProject Title: Campus - Water Meter Replacements

### 5. Which clientele would be impacted by the budget request?

If there is a possibility of negative impacts to tenants, this activity would be done in the off-hours.

### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

Unclear at this time.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000327

SubProject Title: Campus - Water Meter Replacements

The following studies, reports and analysis support this request:

*Capitol Campus Utility Renewal Study*. Reid Middleton, 2017.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct

Cod Account Title

Estimated Total

**Expenditures**

Prior Biennium

Current Biennium

**2023-25 Fiscal Period**

Reapprop

New Approps

057-1 State Bldg Constr-State	3,044,000				
<b>Total</b>	<b>3,044,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State			3,044,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,044,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject: 40000329  
 SubProject Title: East Campus - Irrigation System Update

**OFM 179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
 Date Run: 9/16/2022 12:03PM

Project Number: 40000320  
 Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject: 40000329  
 SubProject Title: East Campus - Irrigation System Update

Starting Fiscal: 2030  
 Project Class: Preservation  
 Agency Priority: 20

**Project Summary**

This project will replace the East Campus cast iron irrigation mains and system, which have served well beyond their design life and the system no longer works effectively.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The irrigation system in East Capitol Campus was constructed with the building development in the 1970s. The system is segmented and does not have a master meter or meters, as does the West Capitol Campus system. The system connects to City water mains in adjacent streets at multiple locations, with each connection metered separately.

Referencing the 2009 West Capitol Campus Inventory, Analysis and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer and Irrigation, the 2014 West Capitol Campus Drainage Master Plan and the 2017 Capitol Campus Utility Renewal Plan, and without fully excavating the grounds, it is suspected that the irrigation water mains might be leaking and partially causing the saturated soil problems in the large lawns in the eastern part of West Capitol Campus. Because of the age of the system, there are no means to adequately monitor and adjust the system to rapidly changing weather conditions.

There is no existing irrigation system map of the East Campus. In the 2017 Capitol Campus Utility Renewal Plan, the campus utility survey map included very limited irrigation water main information and the condition of the existing irrigation system is generally unknown. The 2017 Capitol Campus Utility Renewal Plan identified the following problems:

- A section of the irrigation main in the lawn immediately north of 14th Avenue and adjacent to Capitol Way is broken and leaks.
- The irrigation main in the lawn south of 14th Avenue and between the Transportation Building and Jefferson Street is broken and leaks.
- The irrigation dripline system over East Capitol Campus failed.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Replacing the existing system with a more modern system would allow the installation and utilization of water flow meters, allowing staff to be instantly aware of breaks or conversely if a portion of the system is not operating. Identifying leaks early on will result in immediate cost savings from reduced water bills. Actual cost savings will be later identified once the volume of water loss is known. The project is scheduled for FY 27-29.

Pre-design: July - September 2027

Design: October 2007 – February 2028

Construction: April 2028 – February 2009

**3. How would the request address the problem or opportunity identified in question #1?**

This project would repair and replace the failed East Campus irrigation dripline system (circa 1970). Modern drip systems

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

### SubProjects

SubProject 40000329

SubProject Title: East Campus - Irrigation System Update

address failings of vintage integrated drip valves, which clog easily and do not allow water flow. Without replacement, the system will continue to fail, resulting in over saturated lawns and failing elements of East Campus landscaping and grounds.

Replacing the existing system will reduce water utility costs, maintenance costs and the oversaturation-or drought- of the lawns and landscaping that leads to failing lawns and flora.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action -- Without replacement, the system will continue to fail, resulting in over saturated lawns and failing elements of East Campus landscaping and grounds.

Incremental Approach—Replacing parts of it over time will not be effective to reduce the problems or costs.

**Preferred Alternative**—Replace the whole system at the same time.

**5. Which clientele would be impacted by the budget request?**

All tenants on East Campus may be affected, with construction activities including pedestrian detours. During the design phase, early communication to the tenants, visitors and staff on schedule of work and information, including signage, on any rerouting of paths and walkways to minimize the impact.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

• Goal #3 Sustainable energy & a clean environment by reducing water consumption.

It also supports the following DES agency strategies, priorities and initiatives:

• Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

• Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

• Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by reducing maintenance and water consumption costs.

8. For IT-related costs:

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179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:03PM

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject: 40000329  
SubProject Title: East Campus - Irrigation System Update  
N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

The following studies, reports and analysis support this request:

- West Capitol Campus Inventory, Analysis and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer and Irrigation . Parametrix, 2009
- West Capitol Campus Drainage Master Plan . Reid Middleton, Mithun, Arbutus Design, 2014.
- Capitol Campus Utility Renewal Plan . Reid Middleton, 2017

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	2,716,000				
	<b>Total</b>	<b>2,716,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Project Number: 40000320

Project Title: Capitol Campus Underground Utility Repairs

**SubProjects**

SubProject 40000329

SubProject Title: East Campus - Irrigation System Update

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State			2,716,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>2,716,000</b>	<b>0</b>

Operating Impacts

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000320	40000320
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:07PM

Project Number: 40000330

Project Title: CBPS - OB2 - Preservation

### Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 21

#### Project Summary

The building systems within Office Building Two (OB2) are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was constructed in 1975. This request is for a predesign to explore options toward design and construction to renovate essential building systems, existing office space, and improve seismic infrastructure.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Based on the results of a predesign, and future funding for design and construction, this preservation project will:

- Renovate the aging mechanical system
- Replace windows
- Upgrade plumbing, electrical, and fire suppression systems
- Modify and modernize interior office space
- Increase seismic strength at the end walls of each wing to ensure continuous safe operation of the building

A summary of current deficiencies include:

1. Heating and cooling systems are original and past their useful life.
- Plumbing joints leak water at many locations throughout the building.
- Over the past six years, water has dripped onto ceiling tiles and into lighting fixtures which in one example, caused arcing in a light fixture and resulted in the evacuation of the entire building.
- A failure of one of the other deficient mechanical systems could result in the building's inability to house any staff until emergency repairs were completed.
2. A seismic study and cost evaluation was completed in 2006 and recommended increasing the seismic strength at the end walls of each wing.
3. The building, garage, and cooling tower exhaust is recirculated into the building through the main air-handling system intake which contributes to degraded indoor air quality.
4. The existing single-pane windows are leaking and have contributed to water damage on interior walls near the windows.
5. Ducts under the floor which house electrical, telephone and data cable runs are full of active and abandoned wire. This situation creates a safety hazard and prohibits new equipment cable installations.
6. Expansion joint seals throughout the building have failed and allow water infiltration into the building.
7. Building sewer lines are beginning to fail resulting in a risk of costly and potentially hazardous sewage back-ups and unplanned repairs or potential shutdowns.
8. The current lighting systems do not capitalize on the newest technologies in both lighting and controls. This results in increased operating costs, less ideal conditions for the tenants and excess energy use.

This project supports asset preservation by renovating and replacing major portions of the OB2 primary building systems as described above. These repairs and replacements will substantially improve the energy efficiency of the building, preserve the structure, and improve occupant safety and continuity of operations. This project will also increase seismic strength at the end walls of each wing to ensure continuous safe operation of the building.

This project is a priority because multiple building systems are well past their life expectancy, and either have failed or are on the precipice of failure. Additionally, building technologies have progressed significantly in the last 45 years since OB2 was first constructed, and current technologies present significant opportunities to improve energy and operating efficiencies, provide a safer and more comfortable indoor work environment and lower overall operating costs. The OB2 preservation project will promote safety, energy efficiency, tenant comfort and asset preservation.

# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:07PM

Project Number: 40000330

Project Title: CBPS - OB2 - Preservation

## Description

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.** Be prepared to provide detailed cost backup.

This request is for a predesign to explore options toward design and construction to renovate essential building systems, renovate existing office space, and improve seismic infrastructure in Office Building Two (OB2).

- Renovate the aging mechanical system
- Replace windows
- Upgrade plumbing, electrical, and fire suppression systems
- Modify and modernize interior office space
- Increase seismic strength at the end walls of each wing to ensure continuous safe operation of the building

The estimated project timeline will be over the next three biennium:

Predesign September 2023 – January 2025

Design September 2025 – January 2027

Construction January 2027 – June 2029

The results of the predesign study will assist in determining whether this project could be phased.

### **3. How would the request address the problem or opportunity identified in question #1?**

Health and safety improvements are an important part of the critical need for building system upgrades, including:

- Addressing water intrusions will prevent damage to electrical and other building systems.
- Completing recommended seismic improvements will improve structural soundness.
- Addressing the failing sewer systems issues will prevent potential health issues resulting from potential sewage backups and spills.
- Increasing the seismic strength of the structure is crucial in order to ensure occupant safety and to ensure continuous safe operation of the building in the event of a seismic event.
- For the building components that have already failed, the result has been risks to health and safety, damage to the structure, and damage to the building contents.

This essential project will make significant improvements to health and safety, energy efficiencies, and asset preservation. It is a priority to extend the useful life of OB2 before significant systems failures occur, resulting in dangers to health and safety. The risks of not funding this preservation work would result in:

- Safety risks due to failing building systems, water intrusions and seismic events
- Significant and ongoing repair and replacement costs
- Decreased asset life
- Lost opportunities to make significant improvement to energy efficiencies, decreasing the carbon footprint of the building and lowering operating costs

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The results of the predesign study will assist in determining what alternatives are available for this project. Postponing this preservation project is likely to result in continued risks, increased repair costs, and will inevitably diminish the overall useful life of the building.

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:07PM

Project Number: 40000330

Project Title: CBPS - OB2 - Preservation

**Description****5. Which clientele would be impacted by the budget request?**

The two largest tenants of OB2 are the Department of Social and Health Services (DSHS) and the Department of Children, Youth, and Families (DCYF). These essential public agencies provide services to some of the most disadvantaged and at-risk residents in Washington state. It is imperative that these agencies are able to continue to provide quality service to their clients in a safe, functional and energy efficient building.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The new building systems, lighting, lighting controls and windows will all contribute to energy efficiencies and a lower carbon footprint.

179 - Department of Enterprise Services  
 Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 12:07PM

Project Number: 40000330

Project Title: CBPS - OB2 - Preservation

**Description**

11. Is there additional information you would like decision makers to know when evaluating this request?

Reference Documents:

- o OB2 Seismic Study and Cost Reevaluation, July 13, 2006
- o OB2 Access and Circulation Improvements Predesign, August 18, 1997

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	33,760,675				548,675
	<b>Total</b>	<b>33,760,675</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>548,675</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	9,918,000	23,294,000			
	<b>Total</b>	<b>9,918,000</b>	<b>23,294,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000330	40000330
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## Description

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 22

## Project Summary

This request includes a reappropriation request and new funding for the 23-25 Capital Budget. The Elevator Modernization Program includes a total of 32 sub-project requests, spanning the entirety of the 23-33 DES Ten-year Capital Plan. Each biennium will include new requests for prioritized modernization sub-projects and their associated costs per project.

## Project Description

## 1. Identify the problem or opportunity addressed. Why is the request a priority?

This narrative should identify operating budget savings, public safety improvements, or other backup necessary to understand the need for the request. For preservation projects it is helpful to include information about the current condition of the facility or system. Department of Enterprise Services manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10 year management plan to modernize specific elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on The Elevator Modernization - Condition Assessment to be fully completed in 2020. Based on this elevator condition assessment report, specific elevators within the DES managed portfolio were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building are critical in serving the public. Modernizing the elevators will ensure that the agency's occupying these buildings are able to meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impacts the day to day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**Description**

- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. These essential modernization projects also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request. Be prepared to provide detailed cost backup.**

2023-25

Plaza Garage - Elevator No. 4  
 TOJ - Elevator No.1  
 NRB - Elevators No. 6 and 7  
 Old Cap - Elevator No. 1 and 2

2025-27

Leg - Elevator No. 2  
 Leg - Elevator No. 1  
 Cherberg - Elevator No. 2  
 Cherberg - Elevator No. 1  
 NRB - Elevator No. 5  
 Plaza Garage - Elevator No. 2  
 Cherberg - Elevator No. 3  
 Cap Court - Elevator No. 2  
 Washington - Elevator No. 1

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 3000786

Project Title: Elevator Modernization

**Description**

2027-29

- OB2 - Elevator No. 1, 2, and 3
- Transportation - Elevator No. 2, 3, and 4
- Transportation - Elevator No. 1
- OB2 - Elevator No. 4
- Plaza Garage - Elevator No. 3
- Insurance - Elevator No. 1
- Yakima - Elevator No. 1
- Yakima - Elevator No. 2

2029-31

- NRB - Elevator No. 1, 2, 3 and 4
- Leg - Elevator No. 3
- Leg - Elevator No. 4
- OB2 - Elevator No. 5
- OB2 - Elevator No. 6

2031-33

- Dolliver - Elevator No. 1
- HLB - Elevator No. 4
- HLB - Elevator No. 1, 2 and 3
- Leg - Elevator No. 6
- Leg - Elevator No. 5
- O'Brien - Elevator No. 1

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### Description

Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternative the predesign considered.

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.  
· This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce DES' level of service provided for other operating functions.

2. Repair on As-Needed Basis – Respond to break-n-fix issues.  
· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

3. Complete the modernization – Preferred alternative  
· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

#### 5. Which clientele would be impacted by the budget request?

Where and how many units would be added, people or communities served, etc.

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

#### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No



**179 - Department of Enterprise Services  
Capital Project Request**2023-25 Biennium  
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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**Description****7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

Reference feasibility studies, master plans, space programming, and other analyses as appropriate.

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Elevator Modernization Report and Condition Assessment

**Proviso**

None

**Location**

City: Statewide

County: Statewide

Legislative District: 098

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786  
 Project Title: Elevator Modernization

**Description**

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	73,620,000	1,089,000	149,000	1,853,000	8,710,000
289-1	Thur Cty Capital Fac-State	14,660,000		10,000	1,290,000	
	<b>Total</b>	<b>88,280,000</b>	<b>1,089,000</b>	<b>159,000</b>	<b>3,143,000</b>	<b>8,710,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	12,920,000	14,460,000	21,075,000	13,364,000
289-1 Thur Cty Capital Fac-State	933,000	3,667,000	1,875,000	6,885,000
<b>Total</b>	<b>13,853,000</b>	<b>18,127,000</b>	<b>22,950,000</b>	<b>20,249,000</b>

**Operating Impacts**

No Operating Impact

**Narrative**

There are no operating impacts.

**SubProjects**

SubProject Number: 40000361  
 SubProject Title: Elevator Modernization Program – Plaza Garage, Elevator #4

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786  
 Project Title: Elevator Modernization

## SubProjects

**SubProject Number:** 40000361

**SubProject Title:** Elevator Modernization Program – Plaza Garage, Elevator #4

**Starting Fiscal:** 2024

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevator #4 in the Plaza Garage. The Plaza Garage has four elevators servicing 850,000 square feet of the garage. The #4 elevator was installed in 1994 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, this specific elevator in the Plaza Garage was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access the upper floor
- Expedite emergency aid response to the upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the garage is critical in serving the public, state employees, and visitors. Modernizing the elevator will ensure dependable mobility between floors. There are approximately 2,900 daily parkers. Elevator outages and entrapments directly impact the day-to-day operations by having to identify workarounds to accommodate outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786  
**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000361

**SubProject Title:** Elevator Modernization Program – Plaza Garage, Elevator #4

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1994, over 25 years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- **Improving Health and Safety:** Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- **Mitigating Risks:** Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- **Delivering Economic Savings:** Modernized elevators will require significantly lower maintenance and repair costs.
- **Extending Facility Life/ Improving Facility Usability:** Modernized, functioning elevators contribute significantly to facility usability.
- **Master Plan Objectives:** Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #4 in the Plaza Garage. This elevator was installed in 1994 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers.
- Replace/refurbish other elevator systems.
- Install seismic upgrades for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Provide 200A Bussmann Elevator Fused Disconnect in each EMR.
- Provide label for the shunt trip indicator light.
- Remove and replace all wall and ceiling mounted electrical for insulation installation.
- Verify source of all circuits serving the EMR.
- Label each disconnect, switch, outlet, j-box, etc. with power source.
- Provide 120/208V panel in each EMR.
- Provide lockout/tag out mechanisms for all 15A cab breakers.
- Replace existing receptacle in EMR with new GFI type receptacle.
- Provide three lensed LED fixtures in each EMR.
- Provide power from proposed EMR panel to proposed HVAC unit and oil cooler attached to each hydraulic tank.
- Feed pit lighting and receptacles from a new circuit from proposed panel.

**OFM**

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000361

SubProject Title: Elevator Modernization Program – Plaza Garage, Elevator #4

- Replace existing pit fixtures with two LED type fixtures.
- Replace existing pit receptacle with new GFI type receptacle.
- Provide Fireman's hat relay in the EMR.
- Provide relays for power monitoring at FACP

Mechanical:

- Install split system heat pump for elevator 1 through 4 EMRs.
- Provide outdoor unit with drip pan for elevator 1 through 4.
- Demolish Gravity ventilator in hoist way of EMR 1 – EMR 4.
- Demolish pit sprinkler and cut back to terminate in EMR after last sprinkler.
- Install new sprinkler line after manual supervised isolation valve to serve pit with head that is within 24" of pit floor.

Architectural:

- Make small patches/repairs to concrete flooring in both EMRs.
- Install fire caulk at existing openings in EMR all walls.
- At all EMRs, install replacement fire rated hollow metal doors/frames.
- At all EMRs, install insulated wall separating EMRs from pits.
- Clean all water damaged areas and remove coating in select locations where water has caused damage/failure.
- Clean and paint elevator pits floors/walls.
- Replace pit ladders for all elevators.
- Install waterproofing epoxy injections at select locations in hoist way walls.
- Install replacement soffit at one landing.
- Block off existing venting for all elevators.
- Install replacement flooring in all elevator cabs.

The estimated project timeline:

Design August, 2023 – February, 2024

Construction July, 2024 – December, 2025

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

This project is a priority because elevator #4 in the Plaza Garage has not received any significant upgrades since the original installation in 1994, over twenty-five years ago. The Plaza Garage has only 4 elevators and if one elevator is inoperable, the dependencies for the other elevators are high, causing additional wear and risk of failure due to age and increased use.

Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project supports the capital priorities of DES, while improving health and safety for the employees of the building.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000361

SubProject Title: Elevator Modernization Program – Plaza Garage, Elevator #4

3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

### **3. Complete the modernization – Preferred alternative**

- In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

### **5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project will support:

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000361

SubProject Title: Elevator Modernization Program – Plaza Garage, Elevator #4

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

## Location

City: Statewide

County: Statewide

Legislative District: 098

## Project Type

Remodel/Renovate/Modernize (Major Projects)

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786  
Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000361  
SubProject Title: Elevator Modernization Program – Plaza Garage, Elevator #4

Growth Management impacts  
Conforms to GMA requirements

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
057-1	State Bldg Constr-State	1,417,000				1,417,000
	<b>Total</b>	<b>1,417,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,417,000</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

SubProject Number: 40000362  
SubProject Title: TOJ - Elevator No.1

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786  
Project Title: Elevator Modernization



## SubProjects

**SubProject Number:** 40000362  
**SubProject Title:** TOJ - Elevator No.1

**Starting Fiscal:** 2024  
**Project Class:** Preservation  
**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevator #1 in the Temple of Justice Building. The Temple of Justice Building has two elevators servicing this three-story building. The elevators were installed in 1989 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" which was completed in 2019. Based on this elevator condition assessment report, this elevator in the Temple of Justice Building was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the Supreme Court, Administrative Office of the Courts, and State Law Library continues to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impacts the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000362

SubProject Title: TOJ - Elevator No.1

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1989, almost forty years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, the public, and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, and provide safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., redesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #1 in the Temple of Justice Building, the current location of the operations of the Supreme Court, Administrative Office of the Courts and State Law Library. The Temple of Justice Building only has two elevators servicing this three story building. However, the elevators were installed in 1989 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist machines and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- Install seismic upgrades for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Provide a 200A Bussmann Elevator Fused Disconnect in each EMR.
- Provide label for the shunt trip indicator light
- Provide power monitor interface relay for annunciation at FACP
- Label each disconnect, switch, outlet, j-box, etc. with power source
- Remove shunt trip circuit from the lighting/receptacle circuit. Provide new.
- Provide 120/208V panel in the EMR
- Provide lockout/tagout mechanisms for all cab breakers
- Replace existing fixtures with LED-type fixtures
- Replace existing receptacle with new GFI type receptacle
- Provide power to new HVAC units and oil cooler from the new panel

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000362

SubProject Title: TOJ - Elevator No.1

- Feed pit lighting and receptacles from new circuit in the new electrical panel
- Replace existing fixtures in pit with LED-type fixtures
- Replace existing receptacle with new GFI type receptacle
- Provide relays for phase 1 and alternate fire fighter recall
- Provide Fireman's hat relay in the EMR.

Mechanical:

- Install split system heat pump indoor unit in EMR for Elevator 1 with a condensate drain line to nearest sanitary drain in custodial room.
- Install split system heat pump indoor unit in EMR for Elevator 2 with condensate pump and drain line to nearest sink p-trap in the employee break room.
- Install split system heat pump outdoor units on the roof (one for each elevator).
- Demo existing grille and cap existing duct in EMR for Elevator 2.
- Demo existing fire sprinkler piping and head in Elevator 1 hoistway. Cap fire sprinkler pipe beyond hoistway wall.

Architectural:

- Make small patches/repairs to concrete flooring in both EMRs.
- Install fire caulk at existing openings in EMR all walls.
- Patch areas in EMR walls/ceiling where mechanical equipment is removed.
- Clean and paint elevator pits floors.
- Clean and infill opening in Elevator 2 wall.
- Replace pit ladder for both elevators.
- Replace electronic position indicator electronics with LED fixtures.
- Install replacement hoistway lids for both elevators.

The estimated project timeline:

Design August 2023 – February 2024

Construction March 2024 – December 2025

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1989, over thirty years ago. If one elevator is inoperable, the dependency for the other elevator is high, causing additional wear and risk of failure due to age and high use. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project supports the capital priorities of DES, while improving health and safety for the employees of the building.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000362

SubProject Title: TOJ - Elevator No.1

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.
3. Complete the modernization – Preferred alternative
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project will support:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals:

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000362

SubProject Title: TOJ - Elevator No.1

Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000362

SubProject Title: TOJ - Elevator No.1

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	886,000				886,000
	<b>Total</b>	<b>886,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>886,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000363

SubProject Title: NRB - Elevators No. 6 and 7

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

**SubProject Number:** 40000363

**SubProject Title:** NRB - Elevators No. 6 and 7

**Starting Fiscal:** 2024

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevators #6 and #7 in the Natural Resources Building (NRB). The NRB has seven elevators and one escalator servicing the seven-story building. However, the elevators were installed in 1991 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe, and reliable elevators for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The "Elevator Modernization Program" established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator *Modernization - Condition Assessment*" report (2019).

Based on this report, elevators #6 and #7 in the Natural Resource Building are ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access the upper floors
- Expedite emergency aid response to an upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 4000363

**SubProject Title:** NRB - Elevators No. 6 and 7

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1991, over thirty years ago, and are at a high risk of failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, the public, and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment and potential injury and provides a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevators #6 and #7 in the Natural Resources Building (NRB), the current location of several state agencies: Department of Natural Resources, Department of Agriculture, Department of Fish & Wildlife, and Recreation Conservation Office. The NRB has seven elevators and one escalator servicing this seven-story building. However, the elevators were installed in 1991 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers.
- Replace/refurbish other elevator systems in the building.
- Install seismic upgrades for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Mechanical:

- Demolish exhaust fan and supply duct serving elevator 6-7 EMR.
- Install split system heat pump for elevator 6-7 EMR.
- Demolish fire sprinklers in the hoistway of elevators #6 and #7.
- Remove sump pump for elevator #6 and #7 pit.
- Replace/repair manual supervised isolation valve cars #6 and #7 EMR.

Electrical:

- Remove and replace all wall and ceiling mounted electrical for insulation installation
- Provide relays to monitor shunt trip circuit via FACP

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM



Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000363

SubProject Title: NRB - Elevators No. 6 and 7

- Provide annunciator light for the shunt trip circuit
- Provide a label for the shunt trip indicator light
- Verify all circuits are served from panel 2PELP1 in the EMR, if not then refeed from panel 2PELP1.
- Label each disconnect, switch, outlet, j-box, etc. with a power source
- Replace existing receptacle in EMR with new GFI type receptacle.
- Feed new HVAC from existing panel 2PELP1. Upsize the existing transformer, and its related infrastructure
- Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- Remove and replace all wall and ceiling mounted electrical for insulation installation.
- Label each disconnect, switch, outlet, j-box, etc. with power source.
- Replace existing receptacle with new GFI type receptacle.
- Install wire guards on all fixtures within the EMR.
- Provide lockout/tag out mechanisms for all cab breakers.
- Feed new HVAC from existing panel 2PEL2. Upsize existing transformer, and its related infrastructure.
- Replace existing fixtures in pit with LED-type fixture.
- Provide lockout/tag-out mechanism for all cab breakers.
- Provide Fireman's hat relay at the EMR.

### Architectural:

- Make small patches/repairs to concrete flooring in all EMRs.
- Install fire caulk at existing openings in EMR all walls.
- Patch areas in EMR walls where mechanical equipment is removed.
- Install additional insulation on walls for elevators #6 and #7.
- Prep, patch, and paint elevator lobby walls.
- Prep and re-paint hoistway doors and frames at select locations.
- Prep, clean, and paint elevator pits floors/walls.
- Install waterproof coating in the pit for #6 and #7.
- Clean efflorescence in EMR for #6 and #7.
- Replace pit ladder for all elevators.
- Patch roofing where mechanical systems are demolished.
- Install bollard protection for mechanical units.
- Install replacement flooring in all elevator cabs.

The estimated project timeline:

Design August 2023 – February 2024

Construction March 2024 – December 2025

This project cannot be phased because these elevators are 'group controlled' and must be modernized concurrently. As a 'group', elevator components and parts are shared, interfaced and synchronized.

### **3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access the upper floors;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000363

SubProject Title: NRB - Elevators No. 6 and 7

- Reduce downtime due to obsolete parts not being available.

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1991, over thirty years ago, and are at a high risk of failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. All 7 elevators are in the same condition, and modernizing two elevators now will offset concurrent failures to all elevators in the future. Modernization of the remaining 5 elevators is proposed in future biennia.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.

- This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce DES' level of service provided for other operating functions.

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

- This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

- In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.

2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.

3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.

4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.

5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000363

SubProject Title: NRB - Elevators No. 6 and 7

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000363

SubProject Title: NRB - Elevators No. 6 and 7

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	3,028,000				3,028,000
	<b>Total</b>	<b>3,028,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,028,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000364

SubProject Title: Old Cap - Elevator No. 1 and 2

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 3000786  
Project Title: Elevator Modernization

## SubProjects

SubProject Number: 4000364  
SubProject Title: Old Cap - Elevator No. 1 and 2

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 22

### Project Summary

The Old Capitol Building has two elevators servicing this historic four-story building. This project will fully modernize both of its elevators. These elevators were installed in 1983 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe, and reliable elevators for the next 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this report, the elevators in the Old Capitol Building are ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators.

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access the upper floor
- Expedite emergency aid response to the upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure the tenant agency's (Office of Superintendent of Public Instruction) business needs will continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000364

SubProject Title: Old Cap - Elevator No. 1 and 2

- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since their original installation in 1983, almost forty years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, the public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, and provide safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevators #1 and #2 in the Old Capitol Building, the current location of the state agency Office of Superintendent of Public Instruction. The Old Capitol Building has two elevators servicing this historic four-story building. However, the elevators were installed in 1983 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe, and reliable elevators for another 25 years.

The proposed scope of the modernization work will include:

Elevator:

- Replace hoist machines and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- Install seismic upgrades for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Provide dedicated ground for the elevator controller.
- Provide new 120/208V panel in the EMR.
- Refeed existing shunt trip breaker from new panel.
- Replace existing EMR light fixtures with LED-type fixtures.
- Replace existing EMR receptacle with GFI type receptacle.
- Refeed all EMR loads from the new panel.
- Provide power to the new HVAC unit and hydraulic oil cooler from new panel.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000364

SubProject Title: Old Cap - Elevator No. 1 and 2

- Replace existing pit light fixtures with LED-type fixtures
- Replace existing non-GFI receptacles in pit with GFI type receptacles.
- Refeed pit lighting and power from new panel.
- Provide new 15A circuit from new panel for cab power, provide lockout/tag-out
- Mechanism on the breaker.
- Verify existing shaft damper relay is tied into FACP, move into EMR if present.
- Provide Fireman's hat relay.

Mechanical:

- Install split system heat pump for elevator 1 basement/1st floor EMR.
- Demolish/cap building ventilation in EMR Car 1.
- Demolish/cap hoistway venting of elevators 1&2.
- Demolish gravity ventilator for hoistway venting of elevators 1&2.
- Demolish fire sprinklers in hoistway of car 1.
- Install split system heat pump for elevator 2 2nd floor EMR.
- Demolish/cap building ventilation in EMR Car 2.
- Demolish fire sprinkler for hoistway elevator 2.
- Lower fire sprinklers in pit 1 and 2.

Architectural:

- Patch areas in EMR walls/ceiling where mechanical equipment is removed.
- Replace EMR doors and/or frames per report.
- Patch and paint elevator lobby walls.
- Protect wood trim at lobby walls.
- Clean and paint elevator pits floors.
- Replace pit ladders for both elevators.
- Patch roofing for mechanical system.

The estimated project timeline:

Design August 2023 – February 2024

Construction March 2024 – December 2025

This project cannot be phased because these elevators are 'group controlled' and must be modernized concurrently. As a 'group', elevator components and parts are shared, interfaced and synchronized. During the design phase, a plan and schedule will be coordinated with tenant to ensure accommodations are met to meet safety and business requirements.

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access the upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1983, almost forty years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, public, and visitors. This essential modernization project supports the capital priorities of DES, while improving the health and safety for the employees of the building.

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000364

SubProject Title: Old Cap - Elevator No. 1 and 2

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

#### 4. What alternatives were explored? Why was the recommended alternative chosen?

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.
3. Complete the modernization – Preferred alternative
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

#### 5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

#### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No



**179 - Department of Enterprise Services  
Capital Project Request**2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000364

SubProject Title: Old Cap - Elevator No. 1 and 2

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000364

SubProject Title: Old Cap - Elevator No. 1 and 2

**Growth Management impacts**

Conforms to GMA requirements

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	3,379,000				3,379,000
	<b>Total</b>	<b>3,379,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,379,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000365

SubProject Title: Leg - Elevator No. 2

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

**SubProject Number:** 40000365

**SubProject Title:** Leg - Elevator No. 2

**Starting Fiscal:** 2026

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevator #2 in the Legislative Building. The Legislative Building has six elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2006 this elevator received limited modernization, however, the major components were not replaced and are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, this elevator was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000365

SubProject Title: Leg - Elevator No. 2

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevator has not received any significant upgrades since the original installation and is at a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #2 in the Legislative Building. The Legislative Building has six historic elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2006, the elevator received limited modernization however the major components were not replaced and are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- Install replacement fixtures at all elevator lobbies for all elevators. Wherever possible historic finishes/fixtures should be retained or replaced with identical units.
- Bring all elevator systems up to current code.

Electrical:

- Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- Provide power for new split-system from existing panel.
- Install wire guards on all fixtures within the EMR.
- Replace existing fixtures in pit with LED type fixture.

Mechanical:

- Demo existing sprinkler heads, piping, and valves in Elevator 1 EMR.

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000365

SubProject Title: Leg - Elevator No. 2

Architectural:

- At all EMRs, clean, patch, and paint floors.
- At all painted steel hoistway openings, repaint jambs and frames.
- At all elevator lobbies with marble finish, protect marble during modernization.
- At all pits, paint floors and walls up to level of first landing.
- At all pits, install replacement it ladders.
- Install fire caulk at existing openings in EMR walls.
- Replace analog position indicators with historically similar modern analog fixtures.
- Install replacement flooring in all elevator cabs.

The estimated project timeline:

Design August, 2025 – February, 2026

Construction June, 2026 – December, 2027

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

The Legislative Building has six elevators servicing the entire building, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During Legislative Session each year, the building is at full capacity with occupants (staff, public, visitors, etc).

Safety and operational costs – The Legislative Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000365

SubProject Title: Leg - Elevator No. 2

**3. Complete the modernization – Preferred alternative**

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting its workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000365

SubProject Title: Leg - Elevator No. 2

8. For IT-related costs:

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

NA

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	2,712,000				
	<b>Total</b>	<b>2,712,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	2,712,000				
	<b>Total</b>	<b>2,712,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000365

SubProject Title: Leg - Elevator No. 2

Operating Impacts

No Operating Impact

SubProject Number: 40000366

SubProject Title: Leg - Elevator No. 1

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000366

SubProject Title: Leg - Elevator No. 1

Starting Fiscal: 2026

Project Class: Preservation

Agency Priority: 22

**Project Summary**

This project will fully modernize Elevator #1 in the Legislative Building. The Legislative Building has six historic elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2006 this elevator received limited modernization, however, the major components were not replaced and are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.



## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, this elevator was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevator will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000366

**SubProject Title:** Leg - Elevator No. 1

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevator has not received any significant upgrades since the original installation and is at high-risk-to-fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #1 in the Legislative Building. The Legislative Building has six historic elevators servicing this six story building and one elevator restricted for maintenance personnel to access the dome. In 2006, the elevator received limited modernization however the major components were not replaced and, are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- Install replacement fixtures at all elevator lobbies for all elevators. Wherever possible historic finishes/fixtures should be retained or replaced with identical units.
- Bring all elevator systems up to current code.

Electrical:

- Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- Provide power for new split-system from existing panel.
- Install wire guards on all fixtures within the EMR.
- Replace existing fixtures in pit with LED type fixture.

Mechanical:

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000366

SubProject Title: Leg - Elevator No. 1

· Demo existing sprinkler heads, piping, and valves in Elevator 1 EMR.

Architectural:

- At all EMRs, clean, patch, paint floors.
- At all painted steel hoistway openings, repaint jambs and frames.
- At all elevator lobbies with marble finish, protect marble during modernization.
- At all pits, paint floors and walls up to level of first landing.
- At all pits, install replacement it ladders.
- Install fire caulk at existing openings in EMR walls.
- Replace analog position indicators with historically similar modern analog fixtures.
- Install replacement flooring in all elevator cabs.

The estimated project timeline:

Design August, 2025 – February, 2026

Construction June, 2026 – December, 2027

### **3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

The Legislative Building has six elevators servicing the entire building, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During Legislative Session each year, the building is at full capacity with occupants (staff, public, visitors, etc).

Safety and operational costs – The Legislative Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays in fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000366

SubProject Title: Leg - Elevator No. 1

Legislature prior to beginning repairs.

**3. Complete the Modernization –Preferred Alternative**

In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting its workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000366

SubProject Title: Leg - Elevator No. 1

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	2,706,000				
	<b>Total</b>	<b>2,706,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	2,706,000				
	<b>Total</b>	<b>2,706,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000366

**SubProject Title:** Leg - Elevator No. 1

**No Operating Impact**

**SubProject Number:** 40000367

**SubProject Title:** Cherberg - Elevator No. 2

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000367

**SubProject Title:** Cherberg - Elevator No. 2

**Starting Fiscal:** 2026

**Project Class:** Preservation

**Agency Priority:** 22

**Project Summary**

This project will fully modernize Elevator #2 in the Cherberg Building. The Cherberg Building has three elevators servicing this four-story building. However, the elevator was installed in the 1960s and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, these specific elevators in the Cherberg Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000367

**SubProject Title:** Cherberg - Elevator No. 2

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevator has not received any significant upgrades since its original installation in the 1960s, almost 50 years ago, and is at high risk of failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #2 in the Cherberg Building. The Cherberg Building has three elevators servicing this four-story building. However, the elevators were installed in the 1960s and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers. Replace/refurbish other elevator systems.
- Install any required seismic upgrades at time of modernization for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Demolish shunt trip and heat detectors.
- Remove and replace all wall and ceiling mounted electrical for insulation installation.
- Provide power to new and replacement mechanical and elevator systems.
- Provide new electrical panel in EMR and re-feed all EMR and pit circuits from new panel.
- Replace existing fixtures in pit with LED-type fixtures and provide GFI receptacles.
- Provide Fireman's hat relay.

Mechanical:

- Install split system mechanical units at both EMRs.
- Grout pit drain of freight elevator

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

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**Project Number:** 30000786

**Project Title:** Elevator Modernization



## SubProjects

**SubProject Number:** 40000367

**SubProject Title:** Cherberg - Elevator No. 2

- Demolish fire sprinklers in passenger EMR, hoistway, and pit.
- Demolish hoistway pressurization ducts and fans for Elevators 1-2.
- Demolish existing ventilation dampers and louvers within EMR for Elevators 1-2.

Architectural:

- Install solid/insulated walls at EMR for elevators 1 & 2 including solid door.
- Provide insulated walls for elevators 1 & 2 EMR.
- Patch and paint elevator lobbies.
- Patch and paint elevator lobby walls around hoistway openings.
- Repaint painted hoistway doors and frames.
- Clean and paint elevator pits floors/walls.
- Replace all pit ladders.
- Patch roofing where mechanical systems are demolished.
- Replace cab flooring

The estimated project timeline:

Design August, 2025 – February, 2026

Construction June, 2026 – December, 2027

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevator will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

Cherberg Building has only three elevators, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During session each year, the building is at full capacity with occupants (staff, public, visitors, etc).

Safety and operational costs – The Cherberg Building elevator are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 3000786  
**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 4000367

**SubProject Title:** Cherberg - Elevator No. 2

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

### **5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project will support:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000367

SubProject Title: Cherberg - Elevator No. 2

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,854,000				
	<b>Total</b>	<b>1,854,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, these specific elevators in the Cherberg Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000368

**SubProject Title:** Cherberg - Elevator No. 1

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1991, over thirty years ago, and are at a high risk of failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, the public, and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment and potential injury and provides a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #1 in the Cherberg Building. The Cherberg Building has three elevators servicing this four story building. However, the elevators were installed in 1960's and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevator for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers. Replace/refurbish other elevator systems.
- Install any required seismic upgrades at time of modernization for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Demolish shunt trip and heat detectors.
- Remove and replace all wall and ceiling mounted electrical for insulation installation.
- Provide power to new and replacement mechanical and elevator systems.
- Provide new electrical panel in EMR and re-feed all EMR and pit circuits from new panel.
- Replace existing fixtures in pit with LED type fixtures and provide GFI receptacles.
- Provide Fireman's hat relay.

Mechanical:

- Install split system mechanical units at both EMRs.
- Grout pit drain of freight elevator
- Demolish fire sprinklers in passenger EMR, hoistway, and pit.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000368

SubProject Title: Cherberg - Elevator No. 1

- Demolish hoistway pressurization ducts and fans for Elevators 1-2.
- Demolish existing ventilation dampers and louvers within EMR for Elevators 1-2.

Architectural:

- Install solid/insulated walls at EMR for elevators 1 & 2 including solid door.
- Provide insulated walls for elevators 1 & 2 EMR.
- Patch and paint elevator lobbies.
- Patch and paint elevator lobby walls around hoistway openings.
- Repaint painted hoistway doors and frames.
- Clean and paint elevator pits floors/walls.
- Replace all pit ladders.
- Patch roofing where mechanical systems are demolished.
- Replace cab flooring

The estimated project timeline:

Design August, 2025 – February, 2026

Construction June, 2026 – December, 2027

### **3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevator will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Cherberg Building has only three elevators, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During session each year, the building is at full capacity with occupants (staff, public, visitors, etc).

Safety and operational costs – The Cherberg Building elevator are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000368

SubProject Title: Cherberg - Elevator No. 1

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred Alternative**

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.



**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

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Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000368

SubProject Title: Cherberg - Elevator No. 1

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,850,000				
	<b>Total</b>	<b>1,850,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "*Elevator Modernization - Condition Assessment*" report (2019). Based on this elevator condition assessment report, this specific elevator in the Natural Resources Building was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure the business needs of the Department of Natural Resources, Department of Agriculture, Department of Fish & Wildlife, and Recreation Conservation Office are met and will continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 4000369

**SubProject Title:** NRB - Elevator No. 5

- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because this elevator has not received any significant upgrades since the original installation in 1991, almost forty years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- **Improving Health and Safety:** Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, and potential injury, provides a safe and reliable access to upper and lower floors.
- **Mitigating Risks:** Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- **Delivering Economic Savings:** Modernized elevators will require significantly lower maintenance and repair costs.
- **Extending Facility Life/ Improving Facility Usability:** Modernized, functioning elevators contribute significantly to facility usability.
- **Master Plan Objectives:** Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevators #5 in the Natural Resources Building, the current location of the state agencies Department of Natural Resources, Department of Agriculture, Department of Fish & Wildlife, and Recreation Conservation Office. The Natural Resources Building has seven elevators and one escalator servicing this 390,000 square foot, seven story building. However, elevator #5 was installed in 1991 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. This building has high occupancy and very dependent on the elevators to transport staff to the upper floors efficiently and safely. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers.
- Replace/refurbish other elevator systems in the building.
- Install seismic upgrades for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Mechanical:

- Install condensate drain for split system heat pump in elevator 5 EMR.
- Demolish hoistway venting in elevator 5.
- Demolish louver at the outlet of hoistway vent of elevator 5.
- Demolish fire sprinklers in EMR, hoistway, and pit of elevator 5.
- Demolish manual supervised isolation valve that serves pit in elevator 5.

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000369

SubProject Title: NRB - Elevator No. 5

Electrical:

- Provide 120/280V panel in the EMR and re-feed all EMR and pit circuits from new panel
- Remove and replace all wall and ceiling mounted electrical for insulation installation
- Provide relays to monitor shunt trip circuit via FACP
- Provide annunciator light for the shunt trip circuit
- Provide label for the shunt trip indicator light
- Verify all circuits are served from panel 2PELP1 in the EMR, if not then refeed from panel 2PELP1.
- Label each disconnect, switch, outlet, j-box, etc. with power source
- Replace existing receptacle in EMR with new GFI type receptacle.
- Feed new HVAC from existing panel 2PELP1. Upsize existing transformer, and its related infrastructure
- Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- Remove and replace all wall and ceiling mounted electrical for insulation installation.
- Label each disconnect, switch, outlet, j-box, etc. with power source.
- Replace existing receptacle with new GFI type receptacle.
- Install wire guards on all fixtures within the EMR.
- Provide lockout/tag-out mechanisms for all cab breakers.
- Feed new HVAC from existing panel 2PEL2. Upsize existing transformer, and its related infrastructure.
- Replace existing fixtures in pit with LED-type fixture.
- Provide lockout/tag-out mechanism for all cab breakers.
- Provide Fireman's hat relay at the EMR.

Architectural:

- Make small patches/repairs to concrete flooring in all EMRs.
- Install fire caulk at existing openings in EMR all walls.
- Patch areas in EMR walls where mechanical equipment is removed.
- Prep, patch, and paint elevator lobby walls.
- Prep and re-paint hoistway doors and frames at select locations.
- Prep, clean, and paint elevator pits floors/walls.
- Replace pit ladder for all elevators.
- Patch roofing where mechanical systems are demolished.
- Install bollard protection for mechanical units.
- Install replacement flooring in all elevator cabs.

The estimated project timeline (if multi-phased include timeline for each phase)

Design August, 2023 – February, 2024

Construction March, 2024 – December, 2025

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000369

SubProject Title: NRB - Elevator No. 5

This project is a priority because the elevator has not received any significant upgrades since the original installation in 1991, almost thirty years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project supports the capital priorities of DES, while improving health and safety for the employees of the building.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.
3. Complete the modernization – Preferred alternative
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000369

SubProject Title: NRB - Elevator No. 5

*matching federal, state, local, or private funds?*

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project will support:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

**Project Type**

SubProject Number: 40000369

SubProject Title: NRB - Elevator No. 5

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,207,000				
	<b>Total</b>	<b>1,207,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	1,207,000			
<b>Total</b>	<b>1,207,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000370

SubProject Title: Plaza Garage - Elevator No. 2

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*



Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000370

SubProject Title: Plaza Garage - Elevator No. 2

Starting Fiscal: 2026

Project Class: Preservation

Agency Priority: 22

### Project Summary

This project will fully modernize Elevator #2 in the Plaza Garage. The Plaza Garage has four elevators servicing 850,000 square feet of the garage. The #2 elevator was installed in 1994 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

### Project Description

#### 1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10 year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on *The Elevator Modernization - Condition Assessment* completed in 2019. Based on this elevator condition assessment report, this specific elevator in the Plaza Garage was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the garage are critical in serving the public, state employees and visitors. Modernizing the elevator will ensure dependable mobility between floors. There are approximately 2,900 daily parkers. Elevator outages and entrapments directly impacts the day to day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000370

SubProject Title: Plaza Garage - Elevator No. 2

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1994, over 25 years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #2 in the Plaza Garage. The Plaza Garage has four elevators servicing 850,000 square feet of the garage. However, the #2 elevator was installed in 1994 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers.
- Replace/refurbish other elevator systems.
- Install seismic upgrades for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Provide 200A Bussmann Elevator Fused Disconnect in each EMR.
- Provide label for the shunt trip indicator light.
- Remove and replace all wall and ceiling mounted electrical for insulation installation.
- Verify source of all circuits serving the EMR.
- Label each disconnect, switch, outlet, j-box, etc. with power source.
- Provide 120/208V panel in each EMR.
- Provide lockout/tag out mechanisms for all 15A cab breakers.
- Replace existing receptacle in EMR with new GFI type receptacle.
- Provide three lensed LED fixtures in each EMR.
- Provide power from proposed EMR panel to proposed HVAC unit and oil cooler attached to each hydraulic tank.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000370

SubProject Title: Plaza Garage - Elevator No. 2

- Feed pit lighting and receptacles from a new circuit from proposed panel.
- Replace existing pit fixtures with two LED type fixtures.
- Replace existing pit receptacle with new GFI type receptacle.
- Provide Fireman's hat relay in the EMR.
- Provide relays for power monitoring at FACP

Mechanical:

- Install split system heat pump for elevator 1 through 4 EMRs.
- Provide outdoor unit with drip pan for elevator 1 through 4.
- Demolish Gravity ventilator in hoist way of EMR 1 – EMR 4.
- Demolish pit sprinkler and cut back to terminate in EMR after last sprinkler.
- Install new sprinkler line after manual supervised isolation valve to serve pit with head that is within 24" of pit floor.

Architectural:

- Make small patches/repairs to concrete flooring in both EMRs.
- Install fire caulk at existing openings in EMR all walls.
- At all EMRs, install replacement fire rated hollow metal doors/frames.
- At all EMRs, install insulated wall separating EMRs from pits.
- Clean all water damaged areas and remove coating in select locations where water has caused damage/failure.
- Clean and paint elevator pits floors/walls.
- Replace pit ladders for all elevators.
- Install waterproofing epoxy injections at select locations in hoist way walls.
- Install replacement soffit at one landing.
- Block off existing venting for all elevators.
- Install replacement flooring in all elevator cabs.

The estimated project timeline:

Design August 2025 – February 2026

Construction July 2026 – December 2027

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

This project is a priority because elevator #2 in the Plaza Garage has not received any significant upgrades since the original installation in 1994, over twenty-five years ago. The Plaza Garage has only 4 elevators and if one elevator is inoperable, the dependency for the other elevators are high, causing additional wear and risk of failure due to age and high use. Modernization is an also priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project supports the capital priorities of DES, while improving health and safety for the employees of the building.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 3000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 4000370

SubProject Title: Plaza Garage - Elevator No. 2

3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unreparable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred Alternative**

- In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project will support:

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000370

SubProject Title: Plaza Garage - Elevator No. 2

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000370

SubProject Title: Plaza Garage - Elevator No. 2

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	954,000				
	<b>Total</b>	<b>954,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	954,000			
<b>Total</b>	<b>954,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000371

SubProject Title: Cherberg - Elevator No. 3

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

**SubProject Number:** 40000371

**SubProject Title:** Cherberg - Elevator No. 3

**Starting Fiscal:** 2026

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevator #3 in the Cherberg Building. The Cherberg Building has three elevators servicing the four-story building. However, the 1960's elevator is beyond its useful life of 20-25 years and have not received significant upgrades since. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, this specific elevator was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

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Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000371

SubProject Title: Cherberg - Elevator No. 3

modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., redesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #3 in the Cherberg Building. The Cherberg Building has three elevators servicing the four-story building. However, the 1960's elevator is beyond its useful life of 20-25 years and has not received significant upgrades since. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist equipment and controllers. Replace/refurbish other elevator systems.
- Install any required seismic upgrades at time of modernization for all elevators.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Demolish shunt trip and heat detectors.
- Remove and replace all wall and ceiling mounted electrical for insulation installation.
- Provide power to new and replacement mechanical and elevator systems.
- Provide new electrical panel in EMR and re-feed all EMR and pit circuits from new panel.
- Replace existing fixtures in pit with LED-type fixtures and provide GFI receptacles.
- Provide Fireman's hat relay.

Mechanical:

- Install split system mechanical units at both EMRs.
- Demolish duct/grille in basement EMR for Elevator 3,
- Grout pit drain of freight elevator

Architectural:

- Patch and paint elevator lobbies.
- Patch and paint elevator lobby walls around hoistway openings.
- Repaint painted hoistway doors and frames.
- Clean and paint elevator pits floors/walls.
- Replace all pit ladders.
- Patch roofing where mechanical systems are demolished.



## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000371

SubProject Title: Cherberg - Elevator No. 3

The estimated project timeline:

Design August 2025 – February 2026

Construction June 2026 – December 2028

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

Cherberg Building has only three elevators. If one elevator is inoperable, the dependency for the other elevators are high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During session each year, the building is at full capacity with occupants (staff, public, visitors, etc.). Modernization is an also priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project supports the capital priorities of DES, while improving health and safety for the employees of the building.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the Modernization – Preferred Alternative**

- In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000371

SubProject Title: Cherberg - Elevator No. 3

2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and ETE detail. See Chapter 43 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050,

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000371

SubProject Title: Cherberg - Elevator No. 3

*Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct		Estimated	Expenditures		2023-25 Fiscal Period
Cod	Account Title	Total	Prior	Current	New
			Biennium	Biennium	Approps
289-1	Thur Cty Capital Fac-State	933,000			
	<b>Total</b>	<b>933,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	933,000			
<b>Total</b>	<b>933,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000372  
 SubProject Title: Cap Court - Elevator No. 2

**OFM**                                      **179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
 Date Run: 9/21/2022 10:36AM

Project Number: 30000786  
 Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000372  
 SubProject Title: Cap Court - Elevator No. 2

Starting Fiscal: 2026  
 Project Class: Preservation  
 Agency Priority: 22

**Project Summary**  
 This project will fully modernize Elevator #2 in the Capitol Court Building. The Capitol Court Building has two elevators servicing the four-story, 45,000 square foot building. Elevator 2 is a simplex in-ground hydraulic passenger elevator that was originally installed in 1990 by Dover Elevator and has not received any major upgrades since the original installation.

**Project Description**  
 1. *Identify the problem or opportunity addressed. Why is the request a priority?*  
 DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the *Elevator Modernization - Condition Assessment* completed in 2019. Based on this elevator condition assessment report, Elevator #2 in the Capitol Court Building was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

Capitol Court's Elevator #2 is a simplex in-ground hydraulic passenger elevator that was originally installed in 1990 by Dover Elevator and has not received any major upgrades since the original installation. A simplex elevator is a single elevator that is the only one to answer calls from a call station.

According to the *Elevator Modernization-Condition Assessment*, the Capitol Court equipment is considered in extreme need of modernization. Major components could fail. Proper maintenance is difficult, and parts are, or will become, obsolete, making replacements difficult or impossible to obtain. There are multiple safety and code concerns with the elevator equipment. Only one of the building's two elevators should be taken out of service to be modernized at a time. Elevator #1 is being modernized in the 2021-2023 biennium, with Elevator #2 proposed under this request for 25-27.

If both elevators go out of service, the upper floors of this building will become inaccessible for staff and visitors that are unable to use the stairs. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment potential
- Provide safe and reliable elevators to staff and visitors to access upper floors
- Expedite emergency aid response to upper floors
- Reduce maintenance and repair costs
- Reduce downtime during repairs because modern parts will be easier to source

Elevator outages and entrapments directly impact day-to-day operations for staff because they have to work around outages and/or extended maintenance activities.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

### SubProjects

**SubProject Number:** 40000372

**SubProject Title:** Cap Court - Elevator No. 2

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

Elevators are critical infrastructure systems that are integral to a functioning asset. Modernization is a priority in order to provide safe and reliable conveyances for staff, the public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety - Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, and provides safe and reliable access to upper and lower floors.
- Mitigating Risks - Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings - Modernized elevators will have significantly lower maintenance and repair costs.
- Extending Facility Life/Improving Facility Usability - Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives - Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.

**2. What will the request produce or construct (i.e., production or design of a building, construction of additional space**

*z. what will the request produce or construct (i.e., pre-design or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will fully modernize Elevator #2 in the Capitol Court Building. The Capitol Court Building has two elevators servicing the four-story, 45,000 square foot building. Elevator #2 was constructed in 1990 and is beyond its useful life of 20-25 years.

Replacement parts are obsolete, difficult to obtain and require customization. A complete modernization will provide the facility with dependable, safe, and reliable elevators for another 25 years.

The scope of elevator modernization work includes:

Elevator:

- Replace hoist machines and controllers
- Replace/refurbish other elevator systems for all elevators in the building
- Install seismic upgrades for all elevators
- Install replacement fixtures at all elevator lobbies for all elevators
- Bring all elevator systems up to current code

Electrical:

- Provide Bussmann elevator disconnect switch

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000372

**SubProject Title:** Cap Court - Elevator No. 2

- Provide relays to monitor shunt trip circuit via the FACP
- Provide label for the shunt trip indicator light
- Provide Fireman's hat relay
- Relabel elevator breaker in panel HB 1
- Label each disconnect, switch, outlet, j-box, etc. with power source
- Provide new 120/208V panel in the Elevator Machine Room (EMR) with main breaker appropriately sized
- Feed all EMR loads from new panel
- Provide power from new panel for new HVAC unit and hydraulic oil cooler unit.
- Provide lockout/tagout mechanism for cab power breaker
- Replace existing light fixtures with two LED-type fixtures with wire guards
- Replace batteries in emergency light and refeed power from new panel
- Replace existing pit receptacle with GFI type receptacle
- Provide additional LED-type fixture in pit
- Refeed pit lighting and power from new panel

Mechanical:

- Install split system heat pump for Elevator #2 basement EMR
- Demolish/cap hoistway venting of Elevator #2
- Demolish louver and damper for Hoistway #2 vent
- Demolish fire sprinkler for Hoistway of Elevator #2

Architectural:

- Patch and paint elevator lobby walls
- Protect marble finishes at lobbies 2 & 3
- Clean and paint elevator pits floors
- Replace pit ladder

The estimated project timeline (if multi-phased, include timeline for each phase)

Design: August 2025 – February 2026

Construction: June 2026 – December 2027

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Capitol Court Building has only 2 elevators. If one elevator is inoperable, the dependency for the other elevator is high, causing additional wear and risk of failure due to age and high use. This elevator is at high risk of failure based on the recent condition assessment.

Safety and operational costs – The Capitol Court Building elevator is past its life expectancy and, as a result, is susceptible to entrapments and frequent and prolonged outages.

The risk of not modernizing this elevator is significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000372

**SubProject Title:** Cap Court - Elevator No. 2

3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failure of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-and-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the Modernization – Preferred Alternative**

- In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts on business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service. There are 15 state agencies, commissions' offices, and private tenants. During the modernization, one elevator will be out of service at a time. This will impact tenants with a longer wait time for the one operating elevator. There will be some construction noise during business hours.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization



## SubProjects

**SubProject Number:** 40000372

**SubProject Title:** Cap Court - Elevator No. 2

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

**City:** Olympia

**County:** Statewide

**Legislative District:** 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000372

SubProject Title: Cap Court - Elevator No. 2

**Growth Management impacts**

Conforms with GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	930,000				
	<b>Total</b>	<b>930,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	930,000				
	<b>Total</b>	<b>930,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000373

SubProject Title: Washington - Elevator No. 1

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 3000786  
Project Title: Elevator Modernization

## SubProjects

SubProject Number: 4000373  
SubProject Title: Washington - Elevator No. 1

Starting Fiscal: 2026  
Project Class: Preservation  
Agency Priority: 22

### Project Summary

This project will fully modernize the elevator in the Washington Building. The 14,500 square-foot Washington Building has one elevator that services the two-story building. The 1976 elevator is beyond its useful life of 20-25 years and has not received significant upgrades. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, this elevator was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Elevator outages and entrapments directly impacts the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)

**179 - Department of Enterprise Services  
Capital Project Request**2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000373

SubProject Title: Washington - Elevator No. 1

- City and local authorities

Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize one elevator in the Washington Building. The 14,500 square-foot Washington Building has one elevator servicing the two-story building. The 1976 elevator is beyond its useful life of 20-25 years and have not received significant upgrades. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator:

- Replace hoist machines and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies for all elevators.
- Bring all elevator systems up to current code.

Electrical:

- Provide new disconnect switch with auxiliary contacts to replace existing.
- Provide extension box and new conduit/wire to install a duplex GFI receptacle in a more accessible location.
- Replace existing fixtures in EMR and pit with LED type fixture.
- Replace existing receptacle in pit with new GFI type receptacle.
- Provide lockout/tag out mechanism for cab power and label as to source.
- Provide power for new split-system from existing panel.
- Provide disconnect with lockout/tag out mechanism within the EMR for new split system cooling unit.
- Provide addressable panel with legacy services for the existing hardwired system.
- Install addressable loop floor-to-floor via the elevator shaft to serve new smoke detectors.
- Provide smoke detectors, one in the EMR and one on each landing of the two lobbies associated with the elevator.
- Provide three relays (Phase 1, Alternate, and Fireman's Hat).

Mechanical:

- Install Split system heat pump to EMR.
- Pump condensate to nearest sanitary drain in Janitorial closet.
- Install condensing unit on roof.

**179 - Department of Enterprise Services  
Capital Project Request**2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000373

SubProject Title: Washington - Elevator No. 1

Architectural:

- Replace door at EMR.
- Patch and paint EMR floor and walls.
- Patch and paint elevator lobby walls.
- Repaint painted hoist way doors and frames.
- Clean and paint elevator pits floors/walls.
- Replace all pit ladder.
- Install roof patching where mechanical systems are installed.
- Install replacement cab flooring.

The estimated project timeline:

Design August 2025 – February 2026

Construction June 2026 – December 2027

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Washington Building has only one elevator. Dependency on this one elevator by staff and visitors is extremely high. This elevator is at high risk of failure based on the recent condition assessment. Modernization is an also priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project supports the capital priorities of DES, while improving health and safety for the employees of the building.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred Alternative**

- In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000373

SubProject Title: Washington - Elevator No. 1

#### 5. Which clientele would be impacted by the budget request?

The Elevator is the only source to the upper floor with accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently. Employees will benefit from a safe and reliable elevator system in the building.

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

#### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

#### 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

#### 8. For IT-related costs:

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000373

SubProject Title: Washington - Elevator No. 1

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
NA

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
NA

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	707,000				
	<b>Total</b>	<b>707,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>





## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, these elevators were ranked in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 4000374

**SubProject Title:** OB2 - Elevator No. 1, 2, and 3

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1999, over thirty years ago, and are in a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public, and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize these elevators. Office Building Two has six elevators that service the six-story building. However, the elevators were installed in the 1990s and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems in the building.
- o Install seismic upgrades for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Install split system heat pump indoor units with condensate drain lines in all EMRs (Elevators 1-3, 4, 5, and 6).
- o Install split system heat pump outdoor units on the building roof for Elevators 1-3
- o Demo existing split system and unit heater in EMR for Elevators 1-3.
- o Demo existing fire sprinklers in EMR and pit for Elevators 1-3.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Verify the source of all circuits serving the EMR.
- o Label each disconnect, switch, outlet, j-box, etc. with power source.
- o Provide 120/208V panel in the EMR.
- o Refeed all elevator-related loads from new panel.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000374

SubProject Title: OB2 - Elevator No. 1, 2, and 3

- o Provide lockout/tag-out mechanisms for all cab breakers.
- o Provide new LED-type fixtures in EMR to replace existing.
- o Feed new split system HVAC system from new EMR panel.
- o Provide 4-way switching for all three pit lighting switch locations.
- o Feed all pit circuits from the proposed panel in EMR.
- o Replace existing Pit fixtures with LED-type fixture

Architectural Scope:

- o Make small patches/repairs to concrete flooring in both EMRs.
- o Install fire caulk at existing openings in EMR all walls.
- o Install replacement fire-rated hollow metal doors/frames.
- o Infill residual openings where mechanical systems are demolished.
- o At EMR 1, replace door.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladders for all elevators.
- o Install replacement flooring in all elevator cabs.

The estimated project time is:

- Design 2027
- Construction 2028

This project cannot be phased. These elevators are 'group controlled' and must be modernized concurrently. As a 'group', elevator components and parts are shared, interfaced and synchronized. For example, installing a new circuit board and modernizing parts to Elevator #1 will not be compatible for interface or synchronization with the Elevator #3leaving Elevators #2-4 inoperable until parts are replaced.

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- o reduce the frequency and severity of elevator failures and entrapments;
- o provide safe and reliable elevators to staff and visitors to access upper floor;
- o expedite emergency aid response to upper floor;
- o reduce maintenance and repair costs; and
- o reduce downtime due to obsolete parts not being available.

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1999. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. All 6 elevators are in the same condition, and modernizing three elevators new will offset concurrent failures to all elevators in the future.

The risks of not modernizing these elevators are significant:

- o Increased risk of entrapments
- o Increase in frequency and duration of outages
- o Repair costs will increase
- o Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000374

SubProject Title: OB2 - Elevator No. 1, 2, and 3

- This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce DES' level of service provided for other operating functions.
- 2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.
- 3. Complete the modernization – Preferred alternative**
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting its workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities,

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000374

SubProject Title: OB2 - Elevator No. 1, 2, and 3

responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	6,747,000				
	<b>Total</b>	<b>6,747,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000374

SubProject Title: OB2 - Elevator No. 1, 2, and 3

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State		6,747,000		
<b>Total</b>	<b>0</b>	<b>6,747,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000375

SubProject Title: Transportation - Elevator No. 2, 3, and 4

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000375

SubProject Title: Transportation - Elevator No. 2, 3, and 4

Starting Fiscal: 2028  
 Project Class: Preservation  
 Agency Priority: 22

Project Summary

This project will modernize Elevators #2, #3 and #4 in the Department of Transportation Building. The Department of Transportation Building has four elevators servicing the 6-level, 200,000-square-foot building. The elevators are approaching the end of their useful life. Replacement parts are becoming obsolete and difficult to obtain parts. When elevators are out of service, accessing the upper floors will inconvenience staff and visitors with long wait times, and cause additional wear on the other elevators.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, these specific elevators were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000375

**SubProject Title:** Transportation - Elevator No. 2, 3, and 4

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 2009, and are in a risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize the elevator. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers .
- o Replace/refurbish other elevator systems in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Demolish hoistway pressurization in hoistway for cars 2-4.
- o Demolish pressurization fan above EMR cars 2-4.
- o Demolish duct in EMR for pressurization cars 2-4.
- o Demolish EMR fire sprinklers EMR cars 2-4.
- o Demolish pit fire sprinklers cars 2-4.
- o Demolish manual supervised isolation valve serving pit cars 2-4.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Verify source of all circuits serving the EMR.
- o Label each disconnect, switch, outlet, j-box, etc. with power source.
- o Relocate light switch adjacent to the ladder in each pit section.



179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000375

SubProject Title: Transportation - Elevator No. 2, 3, and 4

- o Lights switch should be 3-way to control all light fixtures in the pit.
- o Verify size of traveler cable serving the cab, size breaker accordingly.
- o Verify purpose of existing fire alarm relays, label each relay.
- o Provide relay for Fireman's hat annunciation.

Architectural Scope:

- o Make small patches/repairs to concrete flooring in both EMRs.
- o Install fire caulk at existing openings in EMR all walls.
- o At all EMRs, install replacement fire rated hollow metal doors/frames.
- o At all EMRs, install insulated wall separating EMRs from pits.
- o Clean all water damaged areas and remove coating in select locations where water has caused damage/failure.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladders for all elevators.
- o Install epoxy injections at select locations in hoistway walls.
- o Install replacement soffit at one landing.
- o Block off existing venting for all elevators.
- o Install replacement flooring in all elevator cabs.

The estimated project timeline is:

Design 2027-2028

Construction 2028-2029

This project cannot be phased. These elevators are 'group controlled' and must be modernized concurrently. As a 'group', elevator components and parts are shared, interfaced and synchronized. For example, installing a new circuit board and modernizing parts to Elevator #1 will not be compatible for interface or synchronization with the Elevator #3 leaving Elevators #2-4 inoperable until parts are replaced.

### 3. How would the request address the problem or opportunity identified in question #1?

Modernization of the elevators will:

- o reduce the frequency and severity of elevator failures and entrapments;
- o provide safe and reliable elevators to staff and visitors to access upper floor;
- o expedite emergency aid response to upper floor;
- o reduce maintenance and repair costs; and
- o reduce down time due to obsolete parts not being available.

Safety and operational costs – The Department of Transportation Building elevators are all well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages. Because all 4 elevators are in the same condition, modernizing elevators now will offset concurrent failures to all elevators in the future.

The risks of not modernizing these elevators are significant:

- o Increased risk of entrapments
- o Increase in frequency and duration of outages
- o Repair costs will increase
- o Potential for a costly emergency modernization due to a unrepairable equipment failure

### 4. What alternatives were explored? Why was the recommended alternative chosen?

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000375

SubProject Title: Transportation - Elevator No. 2, 3, and 4

The following are alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.
3. **Complete the modernization – Preferred alternative**
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000375

SubProject Title: Transportation - Elevator No. 2, 3, and 4

protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	5,319,000				
	<b>Total</b>	<b>5,319,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000375

SubProject Title: Transportation - Elevator No. 2, 3, and 4

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State		5,319,000		
<b>Total</b>	<b>0</b>	<b>5,319,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000376

SubProject Title: Transportation - Elevator No. 1

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000376

SubProject Title: Transportation - Elevator No. 1

Starting Fiscal: 2028  
 Project Class: Preservation  
 Agency Priority: 22

Project Summary

This project will fully modernize Elevator #1 in the Department of Transportation Building. The Transportation Building has four elevators servicing this six-level building. This elevator is nearing its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, these specific elevators in the Department of Transportation Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000376

**SubProject Title:** Transportation - Elevator No. 1

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since 2009, and is reaching a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize this elevator. The Transportation Building has four elevators servicing this six-level building. However, the elevators were upgraded in 2009 and are beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers .
- o Replace/refurbish other elevator systems in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Demolish hoistway vent for hoistway car 1.
- o Demolish vent louver at outlet for car 1.
- o Demolish duct in EMR for hoistway vent car 1.
- o Demolish EMR fire sprinklers car 1.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Verify source of all circuits serving the EMR
- o Label each disconnect, switch, outlet, j-box, etc. with power source
- o Replace existing non-GFI type device with GFI type device
- o Provide lockout/tagout mechanisms for all cab breakers
- o Verify purpose of existing fire alarm relays, label each relay

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000376

SubProject Title: Transportation - Elevator No. 1

- o Provide relay for Fireman's hat annunciation.

Architectural Scope:

- o Make small patches/repairs to concrete flooring in both EMRs.
- o Install fire caulk at existing openings in EMR all walls.
- o At all EMRs, install replacement fire rated hollow metal doors/frames.
- o At all EMRs, install insulated wall separating EMRs from pits.
- o Clean all water damaged areas and remove coating in select locations where water has caused damage/failure.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladders for all elevators.
- o Install epoxy injections at select locations in hoistway walls.
- o Install replacement soffit at one landing.
- o Block off existing venting for all elevators.
- o Install replacement flooring in all elevator cabs.

The projected project timeline:

Design 2027-2028

Construction 2028-2029

### 3. How would the request address the problem or opportunity identified in question #1?

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Department of Transportation Building has only four elevators, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These elevators are all aged and at risk of failure based on the recent condition assessment. During session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Department of Transportation Building elevator is approaching its life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

### 4. What alternatives were explored? Why was the recommended alternative chosen?

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000376

SubProject Title: Transportation - Elevator No. 1

2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or The Legislature prior to beginning repairs.
3. Complete the modernization – Preferred alternative
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

#### 5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

#### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

#### 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.



**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000376

SubProject Title: Transportation - Elevator No. 1

· [DES Capital Plan](#) priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,263,000				
	<b>Total</b>	<b>1,263,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State		1,263,000		
<b>Total</b>	<b>0</b>	<b>1,263,000</b>	<b>0</b>	<b>0</b>

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786  
Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000376  
SubProject Title: Transportation - Elevator No. 1  
Operating Impacts

No Operating Impact

SubProject Number: 40000377  
SubProject Title: OB2 - Elevator No. 4

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786  
Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000377  
SubProject Title: OB2 - Elevator No. 4

Starting Fiscal: 2028  
Project Class: Preservation  
Agency Priority: 22

**Project Summary**

This project will modernize Elevator #4 in Office Building Two. Office Building Two has six elevators servicing the six-story, 379,000-square-foot building. The elevator has reached the end of its useful life. Replacement parts are obsolete, difficult to obtain parts and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, these specific elevators were ranked in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building are critical in serving the public. Modernizing the elevators will ensure that the multiple agency's within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impacts the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000377

SubProject Title: OB2 - Elevator No. 4

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1999, over thirty years ago, and are in a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize one elevator in Office Building Two. The elevator was installed in the 1990's and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems in the building.
- o Install seismic upgrades for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Install split system heat pump indoor units with condensate drain lines in all EMRs (Elevators 1-3, 4, 5, and 6).
- o Install split system heat pump outdoor units on the building roof for Elevators 1-3
- o Demo existing split system and unit heater in EMR for Elevators 1-3.
- o Demo existing fire sprinklers in EMR and pit for Elevators 1-3.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Verify source of all circuits serving the EMR.
- o Label each disconnect, switch, outlet, j-box, etc. with power source.
- o Provide 120/208V panel in the EMR.
- o Refeed all elevator related loads from new panel.
- o Provide lockout/tagout mechanisms for all cab breakers.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000377

SubProject Title: OB2 - Elevator No. 4

- o Provide new LED type fixtures in EMR to replace existing.
- o Feed new split system HVAC system from new EMR panel.
- o Provide 4-way switching for all three pit lighting switch locations.
- o Feed all pit circuits from proposed panel in EMR.
- o Replace existing Pit fixtures with LED type fixture

Architectural Scope:

- o Make small patches/repairs to concrete flooring in both EMRs.
- o Install fire caulk at existing openings in EMR all walls.
- o Install replacement fire rated hollow metal doors/frames.
- o Infill residual openings where mechanical systems are demolished.
- o At EMR 1 replace door.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladders for all elevators.
- o Install replacement flooring in all elevator cabs.

Project timeline is estimate to be:

Design 2027 - 2028

Construction 2029

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevator will:

- o reduce the frequency and severity of elevator failures and entrapments;
- o provide safe and reliable elevators to staff and visitors to access upper floor;
- o expedite emergency aid response to upper floor;
- o reduce maintenance and repair costs; and
- o Reduce down time due to obsolete parts not being available.

This project is a priority because the elevator has not received any significant upgrades since its original installation in 1999.

Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. All 6 elevators are in the same condition, and modernizing three elevators new will offset concurrent failures to all elevators in the future.

The risks of not modernizing this elevator are significant:

- o Increased risk of entrapments
- o Increase in frequency and duration of outages
- o Repair costs will increase
- o Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.

· This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000377

SubProject Title: OB2 - Elevator No. 4

Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
- Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
- Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
- Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000377

SubProject Title: OB2 - Elevator No. 4

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,131,000				
	<b>Total</b>	<b>1,131,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State		1,131,000		
<b>Total</b>	<b>0</b>	<b>1,131,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000377

SubProject Title: OB2 - Elevator No. 4

No Operating Impact

SubProject Number: 40000378

SubProject Title: Plaza Garage - Elevator No. 3

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000378

SubProject Title: Plaza Garage - Elevator No. 3

Starting Fiscal: 2028

Project Class: Preservation

Agency Priority: 22

**Project Summary**

This project will fully modernize Elevator #3 in the Plaza Garage. The Plaza Garage has four elevators servicing the 850,000-square-foot garage. The #3 elevator was installed in 1994 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.



## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10 year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, this specific elevator in the Plaza Garage was ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the garage is critical in serving the public, state employees and visitors. Modernizing the elevator will ensure dependable mobility between floors. There are approximately 2,900 daily parkers. Elevator outages and entrapments directly impacts the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000378

**SubProject Title:** Plaza Garage - Elevator No. 3

· City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1994, over 25 years ago. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #3 in the Plaza Garage. The Plaza Garage has four elevators servicing 850,000 square feet of the garage. However, the #3 elevator was installed in 1994 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems.
- o Install seismic upgrades for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Provide 200A Bussmann Elevator Fused Disconnect in each EMR.
- o Provide label for the shunt trip indicator light.
- o Remove and replace all wall and ceiling mounted electrical for insulation installation.
- o Verify source of all circuits serving the EMR.
- o Label each disconnect, switch, outlet, j-box, etc. with power source.
- o Provide 120/208V panel in each EMR.
- o Provide lockout/tagout mechanisms for all 15A cab breakers.
- o Replace existing receptacle in EMR with new GFI type receptacle.
- o Provide three lensed LED fixtures in each EMR.
- o Provide power from proposed EMR panel to proposed HVAC unit and oil cooler attached to each hydraulic tank.
- o Feed pit lighting and receptacles from a new circuit from proposed panel.
- o Replace existing pit fixtures with two LED type fixtures.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000378

SubProject Title: Plaza Garage - Elevator No. 3

- o Replace existing pit receptacle with new GFI type receptacle.
- o Provide Fireman's hat relay in the EMR.
- o Provide relays for power monitoring at FACP

Mechanical Scope:

- o Install split system heat pump for elevator 1 through 4 EMRs.
- o Provide outdoor unit with drip pan for elevator 1 through 4.
- o Demolish Gravity ventilator in hoistway of EMR 1 – EMR 4.
- o Demolish pit sprinkler and cut back to terminate in EMR after last sprinkler.
- o Install new sprinkler line after manual supervised isolation valve to serve pit with head that is within 24" of pit floor.

Architectural Scope:

- o Make small patches/repairs to concrete flooring in both EMRs.
- o Install fire caulk at existing openings in EMR all walls.
- o At all EMRs, install replacement fire rated hollow metal doors/frames.
- o At all EMRs, install insulated wall separating EMRs from pits.
- o Clean all water damaged areas and remove coating in select locations where water has caused damage/failure.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladders for all elevators.
- o Install waterproofing epoxy injections at select locations in hoistway walls.
- o Install replacement soffit at one landing.
- o Block off existing venting for all elevators.
- o Install replacement flooring in all elevator cabs.

The estimated project timeline:

Design August, 2027 – February, 2028

Construction July, 2028 – December, 2029

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

This project is a priority because elevator #3 in the Plaza Garage has not received any significant upgrades since the original installation in 1994, over twenty-five years ago. The Plaza Garage has only 4 elevators and if one elevator is inoperable, the dependency for the other elevators are high, causing additional wear and risk of failure due to age and high use. Modernization is an also priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project supports the capital priorities of DES, while improving health and safety for the employees of the building.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**179 - Department of Enterprise Services  
Capital Project Request**2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000378

SubProject Title: Plaza Garage - Elevator No. 3

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.

· This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.

2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.

3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.

4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.

5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

• [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000378

SubProject Title: Plaza Garage - Elevator No. 3

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000378

SubProject Title: Plaza Garage - Elevator No. 3

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	987,000				
	<b>Total</b>	<b>987,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State		987,000		
<b>Total</b>	<b>0</b>	<b>987,000</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000379

SubProject Title: Insurance - Elevator No. 1

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000379

SubProject Title: Insurance - Elevator No. 1

Starting Fiscal: 2028

Project Class: Preservation

Agency Priority: 22

### Project Summary

This project will fully modernize the only elevator in the Insurance Building. The Insurance Building has one elevator that services the four-story building and its basement. However, the elevator was installed in 2006 and is approaching the end of its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

### Project Description

#### 1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, this elevator in the Insurance Building was ranked amongst in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000379

SubProject Title: Insurance - Elevator No. 1

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 2006, there is a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize the elevator. The Insurance Building has only one elevator servicing the four-story building. However, the elevators were installed in 2006 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist machines and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- o Install seismic upgrades.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Provide Bussmann elevator disconnect switch.
- o Provide Fireman's hat relay in the EMR.
- o Provide relays to monitor shunt trip circuit via the FACP.
- o Provide annunciator light for the shunt trip circuit in EMR.
- o Provide label for the shunt trip indicator light.
- o Label new disconnect with source and location of feeder power.
- o Provide power as required for upsized HVAC unit.
- o Verify purpose of existing fire alarm relays, clearly label each relay..

Mechanical Scope:

- o Install split system heat pump indoor unit in the EMR with condensate pump and drain line to nearest sink p-trap in first-floor restroom adjacent to hoistway.
- o Install split system heat pump outdoor unit outside the east wall of the building, directly above the basement mechanical



179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000379

SubProject Title: Insurance - Elevator No. 1

room.

o Demo existing split system heat pump serving the EMR.

o Install fire sprinkler coverage in the EMR.

o Install fire sprinkler coverage in the elevator pit.

o Demo existing hoistway vent.

o Demo existing sprinkler pipe stub in the hoistway.

Architectural Scope:

o Make small patches/repairs to concrete flooring in both EMRs.

o Install fire stop at wall penetrations.

o Clean and paint elevator pits floors/walls.

o Paint hoistway opening jambs/doors.

o Install pad at grade for mechanical system.

The estimated project timeline:

Design 2027-2028

Construction 2028-2029

### 3. How would the request address the problem or opportunity identified in question #1?

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

A proactive approach to replacing this one elevator that serves the entire Insurance Building will reduce the impact to tenants and visitors. Early planning and coordination will be planned during the design phase with all stakeholders.

Safety and operational costs – The Insurance Building elevator is approaching its life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

### 4. What alternatives were explored? Why was the recommended alternative chosen?

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000379

SubProject Title: Insurance - Elevator No. 1

Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2

Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000379

SubProject Title: Insurance - Elevator No. 1

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	932,000				
	<b>Total</b>	<b>932,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
289-1	Thur Cty Capital Fac-State		932,000			
	<b>Total</b>	<b>0</b>	<b>932,000</b>	<b>0</b>	<b>0</b>	

Operating Impacts

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000379

SubProject Title: Insurance - Elevator No. 1

No Operating Impact

SubProject Number: 40000380

SubProject Title: Yakima - Elevator No. 1

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000380

SubProject Title: Yakima - Elevator No. 1

Starting Fiscal: 2028

Project Class: Preservation

Agency Priority: 22

**Project Summary**

This project will fully modernize Elevator #1 in the Yakima Building. The Yakima Building has two elevators servicing this three-story building. The elevator was installed in 1986 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

## Project Description

### 1. **Identify the problem or opportunity addressed. Why is the request a priority?**

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, these specific elevators in the Yakima Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

## 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

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**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

### SubProjects

**SubProject Number:** 40000380

**SubProject Title:** Yakima - Elevator No. 1

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1986, and is at a high risk of failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize the elevator. The Yakima Building has two elevators servicing this three-story building. However, the elevator was installed in 1986 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years. The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers. Replace/refurbish other elevator systems.
- o Install any required seismic upgrades at time of modernization for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Remove fused disconnect, shunt trip breaker, and transformer.
- o Provide Bussmann elevator disconnect switch.
- o Provide panel in the EMR with main breaker appropriately sized.
- o Feed all EMR loads from new panel.
- o Provide power to new HVAC and oil cooler from new panel.
- o Provide lockout/tagout mechanisms for all cab breakers in new panel.
- o Replace existing EMR light fixtures with new LED type fixtures.
- o Replace existing receptacle in pit with GFI type receptacle.
- o Replace existing lighting in pit with new LED type fixtures.
- o Feed pit lighting and power from new panel.

## Capital Project Request

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Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000380

SubProject Title: Yakima - Elevator No. 1

- o Fixtures in pits to be 3-way switch from each ladder location.
- o Replace existing fire alarm panel with new addressable capable of using existing hardwired circuits.
- o Provide relays for phase 1 and alternate recall.
- o Provide relays to monitor shunt trip circuit via FACP.
- o Provide Fireman's hat relay in the EMR.

Mechanical Scope:

- o Install split system heat pump indoor unit in EMR for Elevator 1 with condensate pump and drain line to nearest restroom sink.
- o Install split system heat pump outdoor unit for EMR 1 supported off the exterior stairwell wall above the roof.
- o Install split system heat pump indoor unit in EMR for Elevator 2 with condensate drain line routed to adjacent telecom room to connect to an existing drain line.
- o Install split system heat pump outdoor unit for EMR 2 on the lawn area outside the EMR.
- o Demo existing diffusers and cap supply ducts for EMRs 1 and 2.
- o Demo existing return grilles, exhaust fans and dampers in EMRs
- o Demo existing hoistway vents and gravity ventilators for Elevators
- o Demo existing fire sprinkler coverage in the hoistways of Elevators 1 and 2. Cap fire sprinkler pipe beyond hoistway wall.
- o Relocate pit sprinklers to less than 24 inches above the floor for both elevators.
- o Replace unsupervised sprinkler control valve serving EMR 2 with a supervised isolation valve.

Architectural Scope:

- o Patch areas in EMR walls/ceiling where mechanical equipment is removed.
- o Replace EMR doors and frames.
- o Patch and paint elevator lobby walls.
- o Install split system at exterior penthouse roof wall.
- o Install non-penetrating guard rail on roof
- o Clean and paint elevator pits floors.
- o Replace pit ladder for both elevators.
- o Install concrete pad at grade for other EMR split system exterior unit.

Estimated project timeline:

Design 2027-2028

Construction 2028-2029

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Yakima Building has only two elevators, but if one elevator is inoperable, the dependency for the other elevator will be high, causing additional wear and risk of failure due to age and high use. These elevators are all aged and at risk of failure based on the recent condition assessment. During session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Yakima Building elevator is well past its life expectancy and as a result, is susceptible to

179 - Department of Enterprise Services  
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\*

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Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000380

SubProject Title: Yakima - Elevator No. 1

entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or The Legislature prior to beginning repairs.
3. Complete the modernization – **Preferred Alternative**
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No



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\*

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Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000380

SubProject Title: Yakima - Elevator No. 1

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

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Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000380

SubProject Title: Yakima - Elevator No. 1

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	890,000				
	<b>Total</b>	<b>890,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
289-1	Thur Cty Capital Fac-State		890,000			
	<b>Total</b>	<b>0</b>	<b>890,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000381

SubProject Title: Yakima - Elevator No. 2

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

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Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

**SubProject Number:** 40000381

**SubProject Title:** Yakima - Elevator No. 2

**Starting Fiscal:** 2028

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevator #2 in the Yakima Building. The Yakima Building has two elevators servicing this three-story building. The elevator was installed in 1986 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10 year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on *The Elevator Modernization - Condition Assessment* completed in 2019. Based on this elevator condition assessment report, these specific elevators in the Yakima Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agency's within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
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Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000381

SubProject Title: Yakima - Elevator No. 2

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in the 1986, and is in a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize the elevator. The Yakima Building has two elevators servicing this three story building. However, the elevators were installed in 1986 and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers. Replace/refurbish other elevator systems.
- o Install any required seismic upgrades at time of modernization for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Remove fused disconnect, shunt trip breaker, and transformer.
- o Provide Bussmann elevator disconnect switch.
- o Provide panel in the EMR with main breaker appropriately sized.
- o Feed all EMR loads from new panel.
- o Provide power to new HVAC and oil cooler from new panel.
- o Provide lockout/tagout mechanisms for all cab breakers in new panel.
- o Replace existing EMR light fixtures with new LED type fixtures.
- o Replace existing receptacle in pit with GFI type receptacle.
- o Replace existing lighting in pit with new LED type fixtures.
- o Feed pit lighting and power from new panel.

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Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000381

SubProject Title: Yakima - Elevator No. 2

- o Fixtures in pits to be 3-way switch from each ladder location.
- o Replace existing fire alarm panel with new addressable capable of using existing hardwired circuits.
- o Provide relays for phase 1 and alternate recall.
- o Provide relays to monitor shunt trip circuit via FACP.
- o Provide Fireman's hat relay in the EMR.

Mechanical Scope:

- o Install split system heat pump indoor unit in EMR for Elevator 1 with condensate pump and drain line to nearest restroom sink.
- o Install split system heat pump outdoor unit for EMR 1 supported off the exterior stairwell wall above the roof.
- o Install split system heat pump indoor unit in EMR for Elevator 2 with condensate drain line routed to adjacent telecom room to connect to an existing drain line.
- o Install split system heat pump outdoor unit for EMR 2 on the lawn area outside the EMR.
- o Demo existing diffusers and cap supply ducts for EMRs 1 and 2.
- o Demo existing return grilles, exhaust fans and dampers in EMRs
- o Demo existing hoistway vents and gravity ventilators for Elevators
- o Demo existing fire sprinkler coverage in the hoistways of Elevators 1 and 2. Cap fire sprinkler pipe beyond hoistway wall.
- o Relocate pit sprinklers to less than 24 inches above the floor for both elevators.
- o Replace unsupervised sprinkler control valve serving EMR 2 with a supervised isolation valve.

Architectural Scope:

- o Patch areas in EMR walls/ceiling where mechanical equipment is removed.
- o Replace EMR doors and frames.
- o Patch and paint elevator lobby walls.
- o Install split system at exterior penthouse roof wall.
- o Install non-penetrating guard rail on roof
- o Clean and paint elevator pits floors.
- o Replace pit ladder for both elevators.
- o Install concrete pad at grade for other EMR split system exterior unit.

Estimated Project Timeline is:

Design 2027 - 2028

Construction 2028 - 2029

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Yakima Building has only two elevators, but if one elevator is inoperable, the dependency for the other elevator will be high, causing additional wear and risk of failure due to age and high use. These elevators are all aged and at risk of failure based on the recent condition assessment. During session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Yakima Building elevator is well past their life expectancy and as a result are susceptible

179 - Department of Enterprise Services  
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\*

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Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000381

SubProject Title: Yakima - Elevator No. 2

to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or The Legislature prior to beginning repairs.
3. Complete the modernization – Preferred alternative
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

Capital Project Request

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Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000381

SubProject Title: Yakima - Elevator No. 2

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

Location

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services  
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Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000381

SubProject Title: Yakima - Elevator No. 2

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	858,000				
	<b>Total</b>	<b>858,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
289-1	Thur Cty Capital Fac-State		858,000			
	<b>Total</b>	<b>0</b>	<b>858,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000382

SubProject Title: NRB - Elevator No. 1, 2, 3 and 4

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization



## SubProjects

**SubProject Number:** 4000382

**SubProject Title:** NRB - Elevator No. 1, 2, 3 and 4

**Starting Fiscal:** 2030

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will modernize Elevators 1, 2, 3, and 4 in the Natural Resources Building. The Natural Resources Building has seven total elevators and one escalator servicing the seven-story building. The elevators were installed in 1991 are beyond their useful life. Replacement parts are obsolete, difficult to obtain parts and require customization. This building has high occupancy and depends on the elevators to transport staff to the upper floors efficiently and safely.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on *the "Elevator Modernization - Condition Assessment,"* (2019). Based on this elevator condition assessment report, these elevators in the Natural Resources Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000382

SubProject Title: NRB - Elevator No. 1, 2, 3 and 4

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in the 1990's, and are at a high risk of failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will modernize Elevators 1, 2, 3, and 4 in the Natural Resources Building. The Natural Resources Building has seven total elevators and one escalator servicing the seven-story building. The elevators were installed in 1991 are beyond their useful life. Replacement parts are obsolete, difficult to obtain parts and require customization. This building has high occupancy and depends on the elevators to transport staff to the upper floors efficiently and safely.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems in the building.
- o Install seismic upgrades for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Install split system heat pump for EMR
- o Demolish exhaust fan and supply duct EMR.
- o Demolish hoistway vent for hoistway for cars 1-2 and cars 3-4
- o Demolish hoistway vent louver at outlet of cars 1-2 and cars 3-4
- o Demolish fire sprinklers in EMR, hoistways and pits.
- o Demolish manual supervised isolation valves serving EMR.

Electrical Scope:

- o Verify all circuits are served from panel 2PEL2 in EMR. If not re-feed from 2PEL2.
- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000382

SubProject Title: NRB - Elevator No. 1, 2, 3 and 4

- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Remove and replace all wall and ceiling mounted electrical for insulation installation.
- o Label each disconnect, switch, outlet, j-box, etc. with power source.
- o Replace existing receptacle with new GFI type receptacle.
- o Install wire guards on all fixtures within the EMR.
- o Provide lockout/tagout mechanisms for all cab breakers.
- o Feed new HVAC from existing panel 2PEL2. Upsize existing transformer, and its related infrastructure.
- o Replace existing fixtures in pit with LED type fixture.
- o Provide lockout/tagout mechanism for all cab breakers.
- o Provide Fireman's hat relay at the EMR.

#### Architectural Scope:

- o Make small patches/repairs to concrete flooring in all EMRs.
- o Install fire caulk at existing openings in EMR all walls.
- o Patch areas in EMR walls where mechanical equipment is removed.
- o Install additional insulation on walls and ceiling.
- o Prep, patch, and paint elevator lobby walls.
- o Prep and re-paint hoistway doors and frames at select locations.
- o Prep, clean, and paint elevator pits floors/walls.
- o Patch roofing where mechanical systems are demolished.
- o Install replacement flooring in all elevator cabs.

The estimated project timeline:

Design 2029-30

Construction 2030-31

This project cannot be phased because these elevators are 'group controlled' and must be modernized concurrently. As a 'group,' elevator components and parts are shared, interfaced and synchronized. For example, installing a new circuit board and modernizing parts to Elevator #1 will not be compatible for interface or synchronization with the Elevator #3, leaving Elevators #2-4 inoperable until parts are replaced.

### 3. How would the request address the problem or opportunity identified in question #1?

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Natural Resources Building has seven elevators, but if one elevator is inoperable, the dependency on the other elevators will be high, causing additional wear and risk of failure due to age and high use. These elevators are all aged and at risk of failure based on the recent condition assessment. During the session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Natural Resources Building elevators are well past their life expectancy and as a result, are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000382

SubProject Title: NRB - Elevator No. 1, 2, 3 and 4

2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.
3. Complete the modernization –Preferred alternative
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000382

SubProject Title: NRB - Elevator No. 1, 2, 3 and 4

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2

Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000382

SubProject Title: NRB - Elevator No. 1, 2, 3 and 4

**Growth Management impacts**

Conforms to GMA

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
057-1	State Bldg Constr-State	14,891,000				
	<b>Total</b>	<b>14,891,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State			14,891,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>14,891,000</b>	<b>0</b>	

Operating Impacts

No Operating Impact

SubProject Number: 40000383

SubProject Title: Leg - Elevator No. 3

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

**SubProject Number:** 40000383

**SubProject Title:** Leg - Elevator No. 3

**Starting Fiscal:** 2030

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevator #3 in the Legislative Building. The Legislative Building has six historic elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2008, this elevator received limited modernization, however, the major components were not replaced and are beyond their useful life of 25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, this elevator is ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000383

SubProject Title: Leg - Elevator No. 3

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation and are in a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #3 in the Legislative Building. The Legislative Building has six elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2008, the elevator received limited modernization however the major components were not replaced and are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators. Wherever possible historic finishes/fixtures should be retained or replaced with identical units.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Provide power for new split-system from existing panel.
- o Install wire guards on all fixtures within the EMR.
- o Replace existing fixtures in pit with LED-type fixture.

Mechanical Scope:

- o Demo existing sprinkler heads, piping, and valves in Elevator 1 EMR.

Architectural Scope:



## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000383

SubProject Title: Leg - Elevator No. 3

- o At all EMRs, clean, patch, and paint floors.
- o At all painted steel hoistway openings, repaint jambs and frames.
- o At all elevator lobbies with marble finish, protect marble during modernization.
- o At all pits, paint floors and walls up to the level of the first landing.
- o At all pits, install replacement ladders.
- o Install fire caulk at existing openings in EMR walls.
- o Replace analog position indicators with historically similar modern analog fixtures.
- o Install replacement flooring in all elevator cabs.

Project timeline:

Design: 2029

Construction: After Legislative session in 2030

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

The Legislative Building has only six elevators servicing the entire building, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During Legislative Session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Legislative Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000383

SubProject Title: Leg - Elevator No. 3

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

#### **5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

#### **8. For IT-related costs:**

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000383

SubProject Title: Leg - Elevator No. 3

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
NA

11. Is there additional information you would like decision makers to know when evaluating this request?  
Reference:  
Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	3,092,000				
	<b>Total</b>	<b>3,092,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
057-1	State Bldg Constr-State			3,092,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,092,000</b>	<b>0</b>	

Operating Impacts

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

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**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000383

**SubProject Title:** Leg - Elevator No. 3

**No Operating Impact**

**SubProject Number:** 40000384

**SubProject Title:** Leg - Elevator No. 4

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000384

**SubProject Title:** Leg - Elevator No. 4

**Starting Fiscal:** 2030

**Project Class:** Preservation

**Agency Priority:** 22

**Project Summary**

This project will fully modernize Elevator #4 in the Legislative Building. The Legislative Building has six historic elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2008 this elevator received limited modernization, however, the major components were not replaced and are beyond their useful life of 25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "*Elevator Modernization - Condition Assessment*" report (2019). Based on this elevator condition assessment report, these specific elevators in the Cherberg Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000384

**SubProject Title:** Leg - Elevator No. 4

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation and are at a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- **Improving Health and Safety:** Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- **Mitigating Risks:** Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- **Delivering Economic Savings:** Modernized elevators will require significantly lower maintenance and repair costs.
- **Extending Facility Life/ Improving Facility Usability:** Modernized, functioning elevators contribute significantly to facility usability.
- **Master Plan Objectives:** Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #4 in the Legislative Building. The Legislative Building has six elevators servicing this six story building and one elevator restricted for maintenance personnel to access the dome. In 2008, the elevator received limited modernization however the major components were not replaced and are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators. Wherever possible historic finishes/fixtures should be retained or replaced with identical units.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Provide power for new split-system from existing panel.
- o Install wire guards on all fixtures within the EMR.
- o Replace existing fixtures in pit with LED-type fixture.

Mechanical Scope:

- o Demo existing sprinkler heads, piping, and valves in Elevator 1 EMR.

Architectural Scope:

**179 - Department of Enterprise Services  
Capital Project Request**2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000384

SubProject Title: Leg - Elevator No. 4

- o At all EMRs, clean, patch, paint floors.
- o At all painted steel hoistway openings, repaint jambs and frames.
- o At all elevator lobbies with marble finish, protect marble during modernization.
- o At all pits, paint floors and walls up to level of first landing.
- o At all pits, install replacement ladders.
- o Install fire caulk at existing openings in EMR walls.
- o Replace analog position indicators with historically similar modern analog fixtures.
- o Install replacement flooring in all elevator cabs.

Project Timeline:

Design 2029

Construction After the Legislative session in 2030

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

The Legislative Building has only six elevators servicing the entire building, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During Legislative Session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Legislative Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000384

SubProject Title: Leg - Elevator No. 4

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**



179 - Department of Enterprise Services  
**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000384

SubProject Title: Leg - Elevator No. 4

N/A

9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*  
 N/A

10. *Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.*  
 No

11. *Is there additional information you would like decision makers to know when evaluating this request?*

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	3,092,000				
	<b>Total</b>	<b>3,092,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State			3,092,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,092,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000385

**SubProject Title:** OB2 - Elevator No. 5

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000385

**SubProject Title:** OB2 - Elevator No. 5

**Starting Fiscal:** 2030

**Project Class:** Preservation

**Agency Priority:** 22

**Project Summary**

This project will modernize Elevator #5 in Office Building Two. Office Building Two has six elevators servicing the six-story, 379,000 square-foot building. The elevator has reached the end of its useful life. Replacement parts are obsolete, difficult to obtain parts and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, these specific elevators were ranked in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevator will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted.

Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 4000385

**SubProject Title:** OB2 - Elevator No. 5

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevator has not received any significant upgrades since its original installation in 1988, over thirty years ago, and is at a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize one elevators Office Building Two six elevators servicing this six level building. However, the elevator was installed in 1988 and is well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems in the building.
- o Install seismic upgrades for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Install split system heat pump indoor units with condensate drain lines in all EMRs (Elevators 1-3, 4, 5, and 6).
- o Install split system heat pump outdoor unit with drip pan in the parking garage for EMR for Elevator 5.
- o Add sprinkler coverage in the EMR for Elevator 5 (after the EMR is partitioned from the rest of mechanical/storage room).
- o Demo existing pipe stubs in Elevator 5 pit and hoistway.

Electrical Scope:

- o Remove and replace all wall and ceiling mounted electrical for insulation installation.
- o Provide relays to monitor shunt trip circuit via FACP
- o Provide Fireman's hat relay in the EMR
- o Provide annunciator light for the shunt trip circuit
- o Provide label for the shunt trip indicator light
- o Re-feed existing shunt trip power circuit from an independent 120V circuit to resolve the existing code violation

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000385

SubProject Title: OB2 - Elevator No. 5

- o Verify all circuits serving the EMR
- o Label each disconnect, switch, outlet, j-box, etc. with power source
- o Provide 120/208V panel in the EMR
- o Refeed EMR and pit circuits from new panel
- o Re-feed shunt trip circuit from the new electrical panel
- o Provide new LED fixtures in EMR.
- o Provide lockout/tagout mechanism for cab breaker and other utilization equipment.
- o Verify source serving the sump pump. Label source on receptacle.
- o Provide new GFI type receptacle in the pit
- o Replace existing pit incandescent fixtures with 4' LED type
- o Verify purpose of existing fire alarm relays, label each relay

Architectural Scope:

- o Make small patches/repairs to concrete flooring in both EMRs.
  - o Install fire caulk at existing openings in EMR all walls.
  - o Install replacement fire rated hollow metal doors/frames.
  - o Infill residual openings where mechanical systems are demolished.
  - o At EMR 5 replace chain link with insulated wall. Install furred out wall on existing concrete wall. Install insulated cap on EMR.
- Install ladder to and guardrail around top of cap.
- o Clean and paint elevator pits floors/walls.
  - o Replace pit ladders for all elevators.
  - o Install replacement flooring in all elevator cabs.

The estimated project timeline is:

Design 2029-2030

Construction 2030-2031

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevator will:

- o reduce the frequency and severity of elevator failures and entrapments;
- o provide safe and reliable elevators to staff and visitors to access upper floor;
- o expedite emergency aid response to upper floor;
- o reduce maintenance and repair costs; and
- o reduce down time due to obsolete parts not being available.

This project is a priority because the elevator has not received any significant upgrades since the original installation in 1988.

Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. All 6 elevators are in the same condition, and modernizing three elevators new will offset concurrent failures to all elevators in the future.

The risks of not modernizing this elevator are significant:

- o Increased risk of entrapments
- o Increase in frequency and duration of outages
- o Repair costs will increase
- o Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000385

SubProject Title: OB2 - Elevator No. 5

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or The Legislature prior to beginning repairs.
3. Complete the modernization – Preferred alternative
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

### 5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
- Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
- Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
- Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

### 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000385

SubProject Title: OB2 - Elevator No. 5

protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	1,045,000				
	<b>Total</b>	<b>1,045,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000385

SubProject Title: OB2 - Elevator No. 5

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			1,045,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,045,000</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000386

SubProject Title: Elevator Modernization Program – Office Building Two, Elevator #6

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000386

SubProject Title: Elevator Modernization Program – Office Building Two, Elevator #6

Starting Fiscal: 2030  
 Project Class: Preservation  
 Agency Priority: 22

Project Summary

This project will modernize Elevator #6 in Office Building Two. Office Building Two has six total elevators servicing the six-level, 379,000-square-foot building. However, the elevator has reached the end of its useful life. Replacement parts are obsolete, difficult to obtain parts and require customization. Complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.



## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment," which was completed in 2019. Based on this elevator condition assessment report, these specific elevators were ranked in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000386

SubProject Title: Elevator Modernization Program – Office Building Two, Elevator #6

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 1988, over thirty years ago, and are in a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize one elevator of the six elevators servicing this six level building. this elevator was installed in 1988 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems in the building.
- o Install seismic upgrades for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Install split system heat pump indoor units with condensate drain lines in all EMRs (Elevators 1-3, 4, 5, and 6).
- o Install split system heat pump outdoor unit with drip pan in the parking garage for EMR.
- o Demo existing ventilation system and unit heater in EMR.
- o Demo existing hoistway vent damper and gravity ventilator.
- o Demo existing fire sprinkler in hoistway.

Electrical Scope:

- o Remove and replace all wall and ceiling mounted electrical for insulation
- o installation.
- o Provide relays to monitor shunt trip circuit via the FACP.
- o Provide Fireman's hat relay in the EMR.
- o Provide label for the shunt trip indicator light.
- o Verify source of all circuits serving EMR.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000386

SubProject Title: Elevator Modernization Program – Office Building Two, Elevator #6

- o Provide 120/208V panel in the EMR.
- o Refeed all elevator related loads from new panel.
- o Provide lockout/tagout mechanism for cab breaker.
- o Label each disconnect, switch, outlet, j-box, etc.
- o Replace existing fixtures with two LED type fixtures.
- o Provide power to new HVAC split system and oil cooler from new panel.
- o Feed all pit circuits from new panel.
- o Verify purpose of existing fire alarm relays, label each relay.

Architectural Scope:

- o Make small patches/repairs to concrete flooring in both EMRs.
- o Install fire caulk at existing openings in EMR all walls.
- o Install replacement fire rated hollow metal doors/frames.
- o Infill residual openings where mechanical systems are demolished.
- o At EMR for elevator 6 patch water damaged materials and install weatherproofing included door sealants and awning.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladders for all elevators.
- o Install replacement flooring in all elevator cabs.

The estimated project timeline is:

Design 2029-2030

Construction 2030-2031

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevator will:

- o reduce the frequency and severity of elevator failures and entrapments;
- o provide safe and reliable elevators to staff and visitors to access upper floor;
- o expedite emergency aid response to upper floor;
- o reduce maintenance and repair costs; and
- o reduce down time due to obsolete parts not being available.

This project is a priority because the elevator has not received any significant upgrades since its original installation in 1988.

Modernization is a priority in order to provide safe and reliable conveyances for staff, the public, and visitors. All 6 elevators are in the same condition, and modernizing three elevators new will offset concurrent failures to all elevators in the future.

The risks of not modernizing this elevator are significant:

- o Increased risk of entrapments
- o Increase in frequency and duration of outages
- o Repair costs will increase
- o Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000386

SubProject Title: Elevator Modernization Program – Office Building Two, Elevator #6

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or The Legislature prior to beginning repairs.

3. Complete the modernization – Preferred Alternative

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

### 5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
- Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
- Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
- Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

### 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000386

SubProject Title: Elevator Modernization Program – Office Building Two, Elevator #6

- [DES Capital Plan](#) priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	830,000				
	<b>Total</b>	<b>830,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			830,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>830,000</b>	<b>0</b>

**Operating Impacts**

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000386

SubProject Title: Elevator Modernization Program – Office Building Two, Elevator #6

No Operating Impact

SubProject Number: 40000387

SubProject Title: Dolliver - Elevator No. 1

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000387

SubProject Title: Dolliver - Elevator No. 1

Starting Fiscal: 2030

Project Class: Preservation

Agency Priority: 22

#### Project Summary

This project will fully modernize Elevator #1 in the Dolliver Building. The Dolliver Building has one elevator servicing the four-story building. However, the elevator was installed in 2000 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, this elevator in the Dolliver Building was ranked among the most in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000387

**SubProject Title:** Dolliver - Elevator No. 1

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevator has not received any significant upgrades since its original installation in 2000, and is at risk-to-fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize the elevator. The Dolliver Building has one elevator servicing this four-level building. The elevator was installed in 2000 and has reached its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist machines and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- o Install seismic upgrades.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Verify purpose of existing fire alarm relays, label each relay.
- o Provide Fireman's hat relay in the EMR.
- o Provide relays to monitor shunt trip circuit via the FACP.
- o Provide annunciator light for the shunt trip circuit in EMR.
- o Provide label for the shunt trip indicator light.
- o Verify all circuits serving the EMR.
- o Label each disconnect, switch, outlet, j-box, etc. with power source.
- o Provide panel in the EMR with main breaker appropriately sized.
- o Feed all EMR loads from new panel.
- o Provide lockout/tagout mechanism for cab breaker.
- o Replace existing light fixtures with two LED-type fixtures.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

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Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000387

SubProject Title: Dolliver - Elevator No. 1

- o Provide power to new HVAC and oil cooler from new panel.
- o Replace existing EMR receptacle with GFI type receptacle.
- o Replace all pit fixtures with LED type.
- o Refeed pit lighting and power from new panel.

Mechanical Scope:

- o Install split system heat pump indoor unit in the EMR with condensate pump and drain line to nearest sink p-trap in restroom adjacent to hoistway.
- o Install split system heat pump outdoor unit in the fenced-in mechanical equipment area outside the building.
- o Demo existing supply grille and cap existing duct beyond wall of EMR.
- o Demo existing return grille in EMR.
- o Install a fire sprinkler head in elevator pit.
- o Demo existing hoistway vent and gravity ventilator

Architectural Scope:

- o Get down to and then clean/paint EMR concrete floor.
- o Infill all openings in EMR walls after demo of mechanical systems.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladder.
- o Repaint hoistway openings/doors.
- o Patch/paint lobby walls.
- o At second floor relocated water fountain and patch wainscoting

The estimated project timeline is:

Design 2031

Construction 2032

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Dolliver Building has only one elevator. The dependency for this elevator is high.

Safety and operational costs – The Dolliver Building elevator has met its life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000387

SubProject Title: Dolliver - Elevator No. 1

· This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or The Legislature prior to beginning repairs.

3. Complete the modernization –

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.

2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.

3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.

4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.

5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities,

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000387

SubProject Title: Dolliver - Elevator No. 1

responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.

No

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

Conforms to GMA

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000387

SubProject Title: Dolliver - Elevator No. 1

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	892,000				
	<b>Total</b>	<b>892,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				892,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>892,000</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000388

SubProject Title: HLB - Elevator No. 4

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000388

SubProject Title: HLB - Elevator No. 4

Starting Fiscal: 2032  
 Project Class: Preservation  
 Agency Priority: 22

**Project Summary**

This project will modernize Elevator #4 in the Highway License Building. The Building has five elevators servicing the seven-story, 194,000 square-foot building. The 2003 elevator is approaching the end of its useful life. Replacement parts are becoming obsolete and difficult to obtain. This building has high occupancy and depends on its elevators to transport staff to the upper floors efficiently and safely.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator *Modernization - Condition Assessment*" report (2019). Based on this elevator condition assessment report, this elevator in the Highway License Building was ranked among in most need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevator will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevator will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevator will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

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**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000388

**SubProject Title:** HLB - Elevator No. 4

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevator has not received any significant upgrades since the original installation in 2003, are at risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevator will meet the current code requirements and significantly decrease the risks associated with elevator.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize the elevator. The Highway License Building has five elevators servicing this seven-story building. This elevator was installed in 2003 and is beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years. The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Install split system heat pump indoor unit in EMR with condensate drain line routed to roof
- o Install split system heat pump outdoor unit, support off of existing cooling tower platform outside the penthouse
- o Demo existing ventilation system (intake damper/louver and exhaust fan) in EMR
- o Demo existing sprinklers in EMR
- o Demo existing sprinklers in both hoistways
- o Repair or replace motorized dampers/controls on all hoistway vents.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Remove and replace all wall and ceiling mounted electrical for insulation installation.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000388

SubProject Title: HLB - Elevator No. 4

- o Verify all circuits serving the EMR
- o Label each disconnect, switch, outlet, j-box, etc. with power source
- o Re-feed circuits from panel ELC as necessary
- o Install wire guards on all fixtures within the EMR
- o Provide lockout/tagout mechanisms for all cab breakers
- o Feed new HVAC from existing panel ELC. Upsize existing transformer, and related infrastructure if necessary.
- o Re-feed the pit lighting and receptacles from the EMR (panel ELC).
- o Replace existing incandescent fixture with 4' LED fixture type.
- o Verify purpose of existing fire alarm relays, label each relay.

Architectural Scope:

- o Make small patches/repairs to concrete flooring in EMR.
- o Install replacement EMR walls and door for elevators 1 – 4.
- o Demo roof door and infill opening at base of ships ladder in EMR for elevators 1 – 4.
- o Install fire caulk at existing openings in EMR all walls.
- o Patch areas in EMR walls where mechanical equipment is removed.
- o Box out roof drain line in EMR for elevators 1 – 4.
- o Patch and paint elevator lobby walls.
- o Replace walk-in-pit doors/frames.
- o Re-paint hoistway doors and frames at select locations.
- o Clean and paint elevator pits floors/walls.
- o Apply waterproofing coating at one elevator pit floor.
- o Replace pit ladder for all elevators.
- o Install replacement EMR walls, door, and lid for elevator 5.
- o Install replacement flooring in all elevator cabs.

Project Timeline is estimated to be:

Design 2031

Construction 2032

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevator will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

Highway License Building has five elevators, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These elevators are all aged and at risk of failure based on the recent condition assessment.

Safety and operational costs – The Highway License Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing the elevator are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000388

SubProject Title: HLB - Elevator No. 4

- 3. Repair costs will increase
- 4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

- 1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
- 2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

**3. Complete the modernization – Preferred alternative**

- In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- 1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- 2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
- 3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
- 4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
- 5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:



## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000388

SubProject Title: HLB - Elevator No. 4

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM



## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10 year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on *The Elevator Modernization - Condition Assessment* to be fully completed in 2020. Based on this elevator condition assessment report, these specific elevators in the Highway License Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building are critical in serving the public. Modernizing the elevators will ensure that the multiple agency's within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impacts the day to day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

## SubProjects

**SubProject Number:** 40000389

**SubProject Title:** HLB - Elevator No. 1, 2 and 3

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 2003, are at risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize elevator(s). The Highway License Building has three elevators servicing this four story building. However, the elevators were installed in 2003's and are well beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers.
- o Replace/refurbish other elevator systems in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Mechanical Scope:

- o Install split system heat pump indoor unit in EMR with condensate drain line routed to roof
- o Install split system heat pump outdoor unit, support off of existing cooling tower platform outside penthouse
- o Demo existing ventilation system (intake damper/louver and exhaust fan) in EMR
- o Demo existing sprinklers in EMR
- o Demo existing sprinklers in both hoistways (Elevators 1-3)
- o Demo existing sprinklers in interstitial space for Elevators 1-3 governors.
- o Repair or replace motorized dampers/controls on all hoistway vents.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000389

SubProject Title: HLB - Elevator No. 1, 2 and 3

- o Remove and replace all wall and ceiling mounted electrical for insulation installation.
- o Verify all circuits serving the EMR
- o Label each disconnect, switch, outlet, j-box, etc. with power source
- o Reread circuits from panel ELC as necessary
- o Install wire guards on all fixtures within the EMR
- o Provide lockout/tagout mechanisms for all cab breakers
- o Feed new HVAC from existing panel ELC. Upsize existing transformer, and related infrastructure if necessary.
- o Re-feed the pit lighting and receptacles from the EMR (panel ELC).
- o Replace existing incandescent fixture with 4' LED fixture type.
- o Verify purpose of existing fire alarm relays, label each relay.

Architectural Scope:

- o Make small patches/repairs to concrete flooring in EMR.
- o Install replacement EMR walls and door for elevators 1 – 4.
- o Demo roof door and infill opening at base of ships ladder in EMR for elevators 1 – 4.
- o Install fire caulk at existing openings in EMR all walls.
- o Patch areas in EMR walls where mechanical equipment is removed.
- o Box out roof drain line in EMR for elevators 1 – 4.
- o Patch and paint elevator lobby walls.
- o Replace walk-in-pit doors/frames.
- o Re-paint hoistway doors and frames at select locations.
- o Clean and paint elevator pits floors/walls.
- o Apply waterproofing coating at one elevator pit floor.
- o Replace pit ladder for all elevators.
- o Install replacement EMR walls, door, and lid for elevator 5.
- o Install replacement flooring in all elevator cabs.

Estimate Project Timeline:

Design 2031

Construction 2033

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

Highway License Building has only five elevators, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These elevators are all aged and at risk of failure based on the recent condition assessment.

Safety and operational costs – The Highway License Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000389

SubProject Title: HLB - Elevator No. 1, 2 and 3

2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM prior to beginning repairs.
3. **Complete the modernization –Preferred alternative**
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their work flow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000389

SubProject Title: HLB - Elevator No. 1, 2 and 3

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No

11. Is there additional information you would like decision makers to know when evaluating this request?

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Remodel/Renovate/Modernize (Major Projects)





## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" report (2019). Based on this elevator condition assessment report, these specific elevators in the Cherberg Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000390

SubProject Title: Leg - Elevator No. 6

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation and are in a high risk to fail condition. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #6 in the Legislative Building. The Legislative Building has six elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2006, this elevator received limited modernization however the major components were not replaced and are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators. Wherever possible historic finishes/fixtures should be retained or replaced with identical units.
- o Bring all elevator systems up to current code.
- o Recreate mechanical position indicators in elevator lobbies.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Provide power for new split-system from existing panel.
- o Relocate existing ground motion detector to structure as per manufacturer's recommendations.
- o Replace existing fixtures in pit with LED-type fixture.
- o Demolish smoke/fire dampers in shaft.

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000390

SubProject Title: Leg - Elevator No. 6

### Mechanical Scope:

- o Demo ventilation system (outside air intake and exhaust fan) in Elevator 6 EMR.
- o Install split system heat pump indoor unit in Elevator 6 EMR with condensate pump and drain line routed to mechanical room floor drain.
- o Install split system heat pump outdoor unit on existing mechanical equipment support structure on the roof for Elevator 6 EMR.
- o Demo existing sprinkler heads, piping, and valves in Elevator 6 EMR.
- o Demo existing sprinkler head in Elevator 6 hoistway.

### Architectural Scope:

- o At all EMRs, clean, patch, paint floors.
- o At EMR apply waterproofing coating at wall.
- o At all painted steel hoistway openings, repaint jambs and frames.
- o At all elevator lobbies with marble finish, protect marble during modernization.
- o At all pits, paint floors and walls up to level of first landing.
- o At all pits, install replacement it ladders.
- o Install fire caulk at existing openings in EMR walls.
- o Replace analog position indicators with historically similar modern analog fixtures.

Install replacement flooring in all elevator cabs

The estimated project timeline is:

Design 2029

Construction After Legislative session in 2030

### **3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce down time due to obsolete parts not being available.

The Legislative Building has only six elevators servicing the entire building, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During Legislative Session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Legislative Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to a unrepairable equipment failure

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000390

SubProject Title: Leg - Elevator No. 6

### 4. *What alternatives were explored? Why was the recommended alternative chosen?*

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.

· This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM prior to beginning repairs.

### 3. **Complete the modernization – Preferred Alternative**

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

### 5. *Which clientele would be impacted by the budget request?*

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.

2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.

3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.

4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.

5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

### 6. *Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?*

No

### 7. *Describe how this project supports the agency's strategic master plan or would improve agency performance.*

This project supports:

· Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies'

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000390

SubProject Title: Leg - Elevator No. 6

effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Reference:

Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000390

SubProject Title: Leg - Elevator No. 6

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	2,229,000				
	<b>Total</b>	<b>2,229,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				2,229,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,229,000</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000391

SubProject Title: Leg - Elevator No. 5

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

**SubProject Number:** 40000391

**SubProject Title:** Leg - Elevator No. 5

**Starting Fiscal:** 2032

**Project Class:** Preservation

**Agency Priority:** 22

### Project Summary

This project will fully modernize Elevator #5 in the Legislative Building. The Legislative Building has six historic elevators servicing the six-story building and one elevator restricted for maintenance personnel to access the dome. In 2006, this elevator received limited modernization, however the major components were not replaced and are beyond their useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "*Elevator Modernization - Condition Assessment*" report (2019). Based on this elevator condition assessment report, these specific elevators in the Cherberg Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce down time due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

### SubProjects

SubProject Number: 40000391

SubProject Title: Leg - Elevator No. 5

- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation and are at high risk for failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will fully modernize Elevator #5 in the Legislative Building. The Legislative Building has six elevators servicing this six-story building and one elevator restricted for maintenance personnel to access the dome. In 2006, the elevator received limited modernization however, the major components were not replaced and are beyond their useful life of 20-25 years. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers. Replace/refurbish other elevator systems for all elevators in the building.
- o Install replacement fixtures at all elevator lobbies for all elevators. Wherever possible historic finishes/fixtures should be retained or replaced with identical units.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Demolish shunt trip and heat detectors in EMR, hoistway and pit.
- o Deactivate the shunt trip circuit. Label disconnect as inactive (no sprinklers).
- o Provide power for new split-system from existing panel.
- o Relocate existing ground motion detector to structure as per manufacturer's recommendations.
- o Replace existing fixtures in pit with LED-type fixture.
- o Demolish smoke/fire dampers in shaft.

Mechanical Scope:

- o Demo existing sprinkler heads, piping, and valves in EMR.



## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000391

SubProject Title: Leg - Elevator No. 5

- o Demo ventilation system (outside air intake and exhaust fan in EMR).
- o Install split system heat pump indoor unit in with condensate pump and drain line routed to mechanical room floor drain.
- o Install split system heat pump outdoor unit on existing mechanical equipment support structure on the roof for Elevator 5 EMR.
- o Demo existing sprinkler heads, piping, and valves in Elevator 5 EMR.
- o Demo existing sprinkler head in Elevator 5 hoistway.
- o Install split system heat pump outdoor unit on existing mechanical equipment

Architectural Scope:

- o At all EMRs, clean, patch, paint floors.
- o At all painted steel hoistway openings, repaint jambs and frames.
- o At all elevator lobbies with marble finish, protect marble during modernization.
- o At all pits, paint floors and walls up to level of first landing.
- o At all pits, install replacement it ladders.
- o Install fire caulk at existing openings in EMR walls.
- o Replace analog position indicators with historically similar modern analog fixtures.
- o Install replacement flooring in all elevator cabs.

The estimated project timeline is:

Design 2031

Construction After Legislative session in 2032

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

The Legislative Building has only six elevators servicing the entire building, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. These historic elevators are all aged and at risk of failure based on the recent condition assessment. During Legislative Session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The Legislative Building elevators are well past their life expectancy and as a result are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

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**SubProjects**

SubProject Number: 40000391

SubProject Title: Leg - Elevator No. 5

1. Do Nothing – Allow systematic failures of elevators and related components.
  - This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.
2. Repair on As-Needed Basis – Respond to break-n-fix issues.
  - This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM prior to beginning repairs.
- 3. Complete the modernization –Preferred Alternative**
  - In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects efficiently.
  2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
  3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
  4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
  5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.
- During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000391

SubProject Title: Leg - Elevator No. 5

high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.  
· DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.  
· DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:  
N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
NA

11. Is there additional information you would like decision makers to know when evaluating this request?  
Reference:  
Elevator Modernization - Condition Assessment dated April 24, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	2,229,000				
	<b>Total</b>	<b>2,229,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000391

SubProject Title: Leg - Elevator No. 5

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				2,229,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,229,000</b>

### Operating Impacts

No Operating Impact

SubProject Number: 40000392

SubProject Title: O'Brien - Elevator No. 1

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000392

SubProject Title: O'Brien - Elevator No. 1

Starting Fiscal: 2032

Project Class: Preservation

Agency Priority: 22

### Project Summary

This project will fully modernize Elevator #1 in the John L. O'Brien Building. The O'Brien Building has two elevators servicing the four-story building. This elevator was installed in 2011 and is well beyond its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with a dependable, safe and reliable elevator for another 25 years.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES manages 77 elevators in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Program established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. This priority schedule was based on the "Elevator Modernization - Condition Assessment" (2019). Based on this elevator condition assessment report, these specific elevators in the O'Brien Building were ranked among the most crucially in need of modernization based on the following categories:

- Elevator age
- Code compliance
- Parts availability
- Frequency of use
- Failures and service calls
- Severity of elevator incidents.

When elevators are out of service, the upper floors will become inaccessible causing hardship for staff and visitors that are unable to use the stairs and depend on the elevators. Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapment
- Provide safe and reliable elevators to staff and visitors to access upper floor
- Expedite emergency aid response to upper floor
- Reduce maintenance and repair costs
- Reduce downtime due to obsolete parts not being available

Accessibility to all areas of the building is critical in serving the public. Modernizing the elevators will ensure that the multiple agencies within this building meet their various business needs, allowing them to continue to operate effectively, efficiently and uninterrupted. Elevator outages and entrapments directly impact the day-to-day operations with having to make accommodations to work around outages and/or extended maintenance activities. In addition, this specific building has a high occupancy rate and is very dependent on the elevators to transport staff to the upper floors efficiently and safely.

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

## SubProjects

SubProject Number: 40000392

SubProject Title: O'Brien - Elevator No. 1

- 2015 Washington State Energy Code (WSEC)
- City and local authorities

This project is a priority because the elevators have not received any significant upgrades since the original installation in 2011, and is at risk of failure. Modernization is a priority in order to provide safe and reliable conveyances for staff, public and visitors. This essential modernization project also supports the capital priorities of DES, while improving health and safety in the following ways:

- Improving Health and Safety: Elevators are past their expected life. Modernization reduces the frequency of passenger entrapment, potential injury, provide a safe and reliable access to upper and lower floors.
- Mitigating Risks: Modernizing the elevators will meet the current code requirements and significantly decrease the risks associated with elevators.
- Delivering Economic Savings: Modernized elevators will require significantly lower maintenance and repair costs.
- Extending Facility Life/ Improving Facility Usability: Modernized, functioning elevators contribute significantly to facility usability.
- Master Plan Objectives: Functioning, safe and reliable elevators directly contribute to the public use of State buildings and are particularly important to providing accessible routes of travel to and within State buildings.
- Elevators are critical infrastructure systems that are integral to a functioning asset.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space.*

etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will fully modernize elevator #1 in the O'Brien Building. This elevator was installed in 2011 and is approaching the end of its useful life. Replacement parts are obsolete, difficult to obtain, and require customization. A complete modernization will provide the facility with dependable, safe and reliable elevators for another 25 years.

The scope of the modernization work will be to:

Elevator Scope:

- o Replace hoist equipment and controllers. Replace/refurbish other elevator systems.
- o Install any required seismic upgrades at time of modernization for all elevators.
- o Install replacement fixtures at all elevator lobbies for all elevators.
- o Bring all elevator systems up to current code.

Electrical Scope:

- o Demolish shunt trip and heat detectors in elevator machine room (EMR), hoistway and pit.
- o Provide power to new split cooling system to be installed by mechanical.
- o Demolish non-GFI receptacle recessed into wall of EMR.
- o Provide relay for Fireman's Hat annunciation.

Mechanical Scope:

- o Grout pit drains in the two elevator pits.
- o Demolish Fire sprinklers from EMR and top of hoistways.
- o Cap vents in each hoistway.

Architectural Scope:

- o Make small patches/repairs to EMR flooring.
- o Install fire caulk at existing openings in EMR walls.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

**SubProjects**

SubProject Number: 40000392

SubProject Title: O'Brien - Elevator No. 1

- o Patch and paint elevator lobby walls.
- o Re-paint all currently painted hoistway doors and frames.
- o Clean and paint elevator pits floors/walls.
- o Replace pit ladder for elevators.
- o Protect existing marble finishes at lobbies for elevator 1 for extent of project.
- o Patch roofing where mechanical unit is installed.
- o Replace flooring in cabs.

Estimated project timeline:

Design 2031

Construction 2032 (scheduled around Legislative session)

**3. How would the request address the problem or opportunity identified in question #1?**

Modernization of the elevators will:

- Reduce the frequency and severity of elevator failures and entrapments;
- Provide safe and reliable elevators to staff and visitors to access upper floor;
- Expedite emergency aid response to upper floor;
- Reduce maintenance and repair costs; and
- Reduce downtime due to obsolete parts not being available.

O'Brien Building has only two elevators, but if one elevator is inoperable, the dependency for the other elevators will be high, causing additional wear and risk of failure due to age and high use. This historic elevator is aging and is reaching its useful life based on the recent condition assessment. During session each year, the building is at full capacity with occupants (staff, public, visitors, etc.).

Safety and operational costs – The O'Brien Building elevator is approaching its life expectancy and as a result, are susceptible to entrapments and frequent and prolonged outages.

The risks of not modernizing these elevators are significant:

1. Increased risk of entrapments
2. Increase in frequency and duration of outages
3. Repair costs will increase
4. Potential for a costly emergency modernization due to an unrepairable equipment failure

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following are a few alternatives considered:

1. Do Nothing – Allow systematic failures of elevators and related components.

· This option may require DES to divert limited operating funds to address failures or emergent safety issues. This would increase the number of service incidents, and reduce the DES' level of service provided for other operating functions.

2. Repair on As-Needed Basis – Respond to break-n-fix issues.

· This alternative could result in significant delays for fixing elevators. DES would rely on future biennial budget requests or reliance on emergency project funding. In both cases, DES would be required to await approval by OFM and/or the Legislature prior to beginning repairs.

3. Complete the modernization – Preferred alternative

· In addition to improving health and safety, this will also reduce operating costs with energy savings, reduced unplanned

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 10:36AM

**Project Number:** 30000786

**Project Title:** Elevator Modernization

**SubProjects**

**SubProject Number:** 40000392

**SubProject Title:** O'Brien - Elevator No. 1

repair costs and reduced emergency response costs.

**5. Which clientele would be impacted by the budget request?**

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

1. Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
2. Frequent elevator outages limit accessibility to all levels of the building to employees, clients and visitors, while people with mobility disabilities are directly impacted by elevator outages.
3. Outages that persist for more than a short time can result in the agency adjusting their workflow and staff locations in order to make reasonable accommodations.
4. Elevator outages can also pose a significant health and safety risk because first responders may not be able to get to the individual in need or may not be able to evacuate the individual(s) without elevator access.
5. Entrapments pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

N/A

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 10:36AM

Project Number: 30000786

Project Title: Elevator Modernization

SubProjects

SubProject Number: 40000392

SubProject Title: O'Brien - Elevator No. 1

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
NA

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

Elevator Modernization - Condition Assessment dated April 24, 2019

Location

City: Statewide

County: Statewide

Legislative District: 098



**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA

**Funding**

<u>Acct Cod</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprop</u>	<u>New Approps</u>
289-1	Thur Cty Capital Fac-State	1,597,000				
	<b>Total</b>	<b>1,597,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1 Thur Cty Capital Fac-State				1,597,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,597,000</b>

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	30000786	30000786
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:24PM

Project Number: 40000331

Project Title: CBPS - Washington - Capital Preservation

### Description

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 23

#### Project Summary

This project will upgrade the building at 1007 Washington Street, currently occupied by the Legislative Print Shop and Call Center. Improvements will include a new roof, upgraded HVAC, fire and lighting systems, security upgrades, new windows and carpet, accessible/energy-efficient restroom fixtures, upgraded plumbing components, repairs to the façade and parking surfaces. This project will substantially extend the life of the building.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Washington Street Building is a 14,000-plus square foot, two-story building constructed in 1953 and purchased by the State in the early 1980's. The property was purchased for its close proximity to the Capitol Campus and has had few upgrades in the last 40 years. It is a steel primary frame structure with wood joists and diagonal sheathing at the roof.

This project will replace the roof and windows, as they have exceeded their life expectancy and are failing. Multiple, on-going leaks, require frequent roof patching. The Legislative Call Center occupies a portion of the second floor during session and is impacted by these leaks. Roof replacement is an urgent need.

The fire system was installed around 1980 and must be upgraded. The panel is obsolete, and parts are difficult to find. New detectors are needed throughout, including more smoke detectors rather than a reliance on heat detectors which are less effective. More horns, strobes and a remote annunciator are also needed.

The parking areas on the north and south sides of the building will be repaved. They are crumbling in multiple areas and high and low spots make it difficult to walk. An overlay of the lots should be adequate. Carpet on the second floor where the Call Center resides is in poor condition with staining and frayed areas. Restrooms do not fully comply with accessibility requirements and do not have touchless energy efficient technology. The building water heater is over 20 years old and needs replacement with seismic restraints that meet code.

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will make the following upgrades to this 1950's building:

- Replace the roof,
- Upgrade the HVAC system
- Upgrade the lighting system
- Install new energy efficient windows
- Make repairs to the façade.
- Repave/overlay the two parking areas
- Replace the fire system, including panel, remote annunciator, all detectors, add horns/strobes as needed, create proper interface between new system and the building's HVAC system and elevator.
- Upgrade building plumbing components: restroom fixtures (toilets, flushometers and faucets), water heater, de-watering sump pump, drinking fountains and custodial sinks.
- Replace old, outdated carpet on the second floor, approximately 7,115 square feet
- Security upgrades including:
  - o Add security cameras to monitor the two building entries, facade and parking
  - o Provide door position switches on exterior doors, and upgrade hardware and doors as needed
  - o Fence and lock all infrastructure items on ground level
  - o Install on-site video storage

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:24PM

**Project Number:** 40000331

**Project Title:** CBPS - Washington - Capital Preservation

## Description

- Remove hazardous materials, as needed to complete other upgrades

This project will improve the health, safety and efficiency of the building and extend its years of life by upgrading key building systems and components. The planned elevator upgrade will be done under a separate project. The building is nearly 70 years old, so historic preservation principles will be considered and followed when completing this project.

Project Timeline is anticipated to be:

Design: August 2023 – May 2024

Construction: June 2024 – June 2025

### **3. How would the request address the problem or opportunity identified in question #1?**

This project would upgrade major building systems to extend the building's useful life, increase comfort and reliability for building occupants, increase energy efficiency, lower on-going operation and repair costs and lessen the risk of a major failure.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

This project could be done in phases to address the various building systems separately. However, the building is occupied, so phasing would extend the period of disruption. In addition, as the occupants are part of Legislative Support Services, any construction should be scheduled to avoid disruptions during the annual legislative session as much as possible. With an already reduced construction window, phasing the project could stretch out this critical work over a number of years, deferring work that should be done soon.

To do nothing will continue the inefficiencies and risk potential failure of one or more of the critical building systems. The consequence of delaying this work is continued deterioration and a potential major disruption for tenants of the building--programs that support the Legislature.

### **5. Which clientele would be impacted by the budget request?**

This building is occupied by the Legislative Print Shop and Call Center, both of which provide important support to the Legislature. Tenants will experience some disruption in their work areas, but DES will work to minimize these impacts and disruptions and avoid construction during the months of the legislative session. DES does not anticipate the need for swing space, but any swing space requirement will be determined during the project design.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

None is anticipated, although doing portions of the work as an energy project to leverage energy grants should be investigated during the design.

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:24PM

**Project Number:** 40000331

**Project Title:** CBPS - Washington - Capital Preservation

### Description

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, DSHS and DCYF.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- DES 2021 Strategic Framework, Goal #1 to “Provide workplace solutions that enhance our customers’ ability to fulfill their missions.”
- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
  - o and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

This project will significantly improve the efficiency of the HVAC system, lighting and windows and result in less energy consumption and a lower carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs [19.27A.190](#) and [19.27A.210](#).

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:24PM

Project Number: 40000331

Project Title: CBPS - Washington - Capital Preservation

**Description**

*11. Is there additional information you would like decision makers to know when evaluating this request?*

See attached photos

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	8,648,000				8,648,000
	<b>Total</b>	<b>8,648,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,648,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000331	40000331
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**Description**

**Starting Fiscal** 2024  
**Project Class:** Preservation  
**Agency Priority:** 24

**Project Summary**

This request will replace the existing failing electrical generator assembly in the Natural Resources Building and the Temple of Justice to assure life/safety, data protection functions and support government operations in emergencies.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

In accordance with the Generator System Survey for Capitol Campus and Tumwater Facilities HultzBHU Engineers, 2013, Capitol Campus generators are past their service life and need replacement in order to support various fire/life/safety and data protection efforts on campus. Replacement has been deferred for several biennium, increasing the cost of maintenance and the risk of failure in emergency situations. During power outages, the occupants of each building would experience a disruption in governmental operations if the emergency generator assembly fails to operate properly.

In the case of a building power outage, the generator is connected to minimal building systems for basic life-safety operations to allow for building evacuation. The generator supports exit signs and minimal egress lighting in office spaces, most camera and access systems, and one elevator. In buildings that have data centers and/or emergency operations centers, the generators are connected to lighting and HVAC systems in order to sustain operability and protect critical communications and IT equipment. Currently, these generators are not in compliance with federal and state code requirements. Replacement of this equipment will bring the State in compliance with federal and state requirements, under National and State Codes (NFPA 70 and WAC 296-46B). Failing to comply with federal and state requirements places the state at high risk.

Back-up generators serve important safety services. Not replacing these generators may result in work stoppage for several state agencies in the case of a power outage. Power outages will affect all building systems and security access will be compromised.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Emergency generators provide emergency exiting lighting and pathways for safe exiting for staff, visitors and public, as well as back up protection for data and IT systems. This request will replace the emergency generator assemblies at the Natural Resources Building (NRB) and the Temple of Justice (TOJ). The replacement includes diesel generators, underground fuel tanks, automatic transfer switches, and associated electrical panels.

These projects are urgent, as a power failure without back-up generators has a high risk of damage to state computer systems and could potentially shut down several government functions. As replacement has been deferred, the risk of failure continues to increase. These projects cannot be phased during construction without disruption to building systems.

**3. How would the request address the problem or opportunity identified in question #1?**

The current emergency generator systems in both the NRB and TOJ are at risk of failure and are non-compliant with state and national standards. Without back-up generators, IT equipment has the risk of failure and unreparable damage. A failure could result in substantial financial loss to state agencies facilitated by loss of information and computer systems. These replacement projects have been postponed for a number of years and the risk of failure has increased.

These projects respond to the risks of generator failure by replacing the emergency generators and their assemblies and

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**  
\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:26PM

**Project Number:** 40000393

**Project Title:** Capitol Campus Emergency Generator Replacement

### Description

increases the usability and functionality of the assets. These projects will:

1) Replace the 1,000kW unit at the NRB, located in the P2 level of the NRB Garage, adjacent to the tunnel between OB2 and NRB.

2) Replace the 50 kW unit at the TOJ, relocate it from the roof to an underground vault and upgraded to a larger capacity.

Failing to comply with federal and state requirements is not an option. Not replacing the generators may result in work stoppages for the state agencies within the buildings in the case of a power outage. Building systems would be shut down and security would be compromised.

#### 4. What alternatives were explored? Why was the recommended alternative chosen?

No Action—not an option due to the impact on buildings systems and IT data systems, life/safety issues and compliance with federal and state requirements.

Incremental Replacement—Replacement of individual elements of the emergency generators and assemblies would only increase the risks. In addition, replacement has already been deferred for these buildings a number of times and the cost of maintenance has continued to rise as has risks of failure.

Total Replacement (Preferred Alternative)—this approach is the best for the protection of building systems and life/safety issues as well as attains compliance comprehensively.

#### 5. Which clientele would be impacted by the budget request?

All tenants in the NRB and TOJ would be affected temporarily. Tenants will be requested to turn off their electronic equipment for the connection to the generator. When replacement is completed, life/safety, building systems and data protection will be improved.

#### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

#### 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies'

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179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**Description**

effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

• DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.  
DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Generator System Survey for Capitol Campus and Tumwater Facilities. HultzBHU Engineers, 2013

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements



**Funding**

Expenditures

2023-25 Fiscal Period

OFM

**179 - Department of Enterprise Services****Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**Funding**

Acct Code Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	854,000				854,000
289-1 Thur Cty Capital Fac-State	1,161,000				
<b>Total</b>	<b>2,015,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>854,000</b>

## Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
289-1 Thur Cty Capital Fac-State	1,161,000			
<b>Total</b>	<b>1,161,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**SubProjects**

SubProject 40000394

SubProject Title: TOJ - Emergency Generator Replacement

OFM

**179 - Department of Enterprise Services****Capital Project Request**

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**SubProjects**

SubProject 40000394

SubProject Title: TOJ - Emergency Generator Replacement

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 24

**Project Summary**

This request will replace the electrical generator assembly in the Temple of Justice. The generator assembly is past its service life.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

In accordance with the Generator System Survey for Capitol Campus and Tumwater Facilities, HultzBHU Engineers, 2013, campus generators are past their service life and need replacement in order to support various fire/life/safety and data protection efforts on campus. Replacement has been deferred for several bienniums, increasing the cost of maintenance and the risk of failure in emergency situations. During power outages, the occupants of each building would experience a disruption in governmental operations if the emergency generator assembly fails to operate properly.

In the case of a building power outage, the generator is connected to minimal building systems for basic life-safety operations to allow for building evacuation. The generator supports exit signs and minimal egress lighting in office spaces, most camera and access systems, and one elevator. In buildings that have data centers and/or emergency operations centers, the generators are also connected to lighting and HVAC systems in order to sustain operability and protect critical communications and IT equipment. Currently, the generators are not in compliance with federal and state code requirements. Replacement of this equipment will bring the State in compliance with federal and state requirements, under National and State Codes (NFPA 70 and WAC 296-46B). Back-up generators serve important safety services. Not replacing this generator may result in a work stoppage for the Supreme Court, Administrator of the Court, and the Washington State Law Library in the case of a power outage. Power outages will affect all building systems and security access will be compromised.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

Emergency generators provide emergency exiting lighting and pathways for safe exiting for staff, visitors and the public, as well as backup protection for data and IT systems. This request will replace the emergency generator assembly at the Temple of Justice (TOJ). The replacement includes diesel generators, underground fuel tanks, automatic transfer switches, and associated electrical panels.

The estimated time for this project is:

Predesign: June 2023

Design: November 2023

Construction: June 2024

The project cannot be phased during construction without disruption to building systems.

This project is urgent, as a power failure without backup generators has a high risk of damage to state computer systems and could potentially shut down several government functions. As replacement has been deferred, the risk of failure continues to increase.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

## SubProjects

SubProject 40000394

SubProject Title: TOJ - Emergency Generator Replacement

### 3. How would the request address the problem or opportunity identified in question #1?

The current emergency generator system in the TOJ is at risk of failure and is non-compliant with state and national standards. Without backup generators, IT equipment has the risk of failure and unrepairable damage. A failure could result in substantial financial loss to state agencies facilitated by loss of information and computer systems. These replacement projects have been postponed for a number of years and the risk of failure has increased.

This project responds to the risks of generator failure by replacing the emergency generator and its assembly and increasing the usability and functionality of the asset. The project will replace the 50 kW unit at the TOJ, relocate it from the roof to an underground vault, and upgraded it to a larger capacity.

Failing to comply with federal and state requirements is not an option. Not replacing the generator may result in work stoppages for the state agencies within the building in the case of a power outage. Building systems will be shut down and security will be compromised.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action—not an option due to the impact on buildings systems and IT data systems, life/safety issues and compliance with federal and state requirements.

Incremental Replacement—Replacement of individual elements of the emergency generator assembly would only increase the risks. In addition, replacement has already been deferred for this building a number of times and the cost of maintenance has continued to rise as has risks of failure.

**Total Replacement (preferred alternative)**—this approach is the best for the protection of building systems and life/safety issues as well as attains compliance comprehensively.

**5. Which clientele would be impacted by the budget request?**

All tenants in TOJ will be affected temporarily. They will be requested to turn off their electronic equipment for the connection to the generator. When replacement is completed, life/safety, building systems and data protection will be improved.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities,

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**SubProjects**

SubProject 40000394

SubProject Title: TOJ - Emergency Generator Replacement

responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Generator System Survey for Capitol Campus and Tumwater Facilities . HultzBHU Engineers, 2013

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	854,000				854,000
	<b>Total</b>	<b>854,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>854,000</b>

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**SubProjects**

SubProject: 40000394  
SubProject Title: TOJ - Emergency Generator Replacement

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject 40000395  
SubProject Title: NRB - Emergency Generator Replacement

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393  
Project Title: Capitol Campus Emergency Generator Replacement

### SubProjects

SubProject 40000395  
SubProject Title: NRB - Emergency Generator Replacement

Starting Fiscal 2024  
Project Class: Preservation  
Agency Priority: 24

#### Project Summary

This project will replace the electrical generator assembly in the Natural Resources Building. The generator assembly is past their service life. Replacement is required to assure life/safety, data protection functions, and support government operations in emergencies.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

In accordance with the "Generator System Survey for Capitol Campus and Tumwater Facilities HultzBHU Engineers," which was completed in 2013, campus generators are past their service life and need replacement to support various fire, life-safety, and data protection efforts on campus. Replacement has been deferred for several biennium, increasing the cost of maintenance and the risk of failure in emergency situations. During power outages, the occupants of each building would experience a disruption in governmental operations if the emergency generator assembly fails to operate properly.

In the case of a building power outage, the generator is connected to building systems to support basic life-safety operations and to allow for building evacuation. The generator supports exit signs and basic egress lighting in office spaces, most camera and access systems, and one elevator. In buildings that have data centers and/or emergency operations centers, the generators are connected to lighting and HVAC systems to sustain operability and protect critical communications and IT equipment.

Currently, the generator is not in compliance with federal and state code requirements. Replacement of this equipment will bring the State in compliance with federal and state requirements, under National and State Codes (NFPA 70 and WAC 296-46B). Failing to comply with federal and state requirements places the state at high risk.

Back-up generators serve important safety services. Not replacing this generator may result in work stoppage for several state agencies in the case of a power outage. Any future power outages will affect all building systems and security access will be compromised.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Emergency generators provide emergency exiting lighting and pathways for safe exiting for staff, visitors and public, as well as backup protection for data and IT systems. This request will replace the emergency generator assembly at the Natural Resources Building (NRB). The replacement includes diesel generators, underground fuel tanks, automatic transfer switches, and associated electrical panels.

The estimated timeline for this project is FY 25-27 :

Predesign: June 2025 – September 2025

Design: November 2025 – February 2026

Construction: June 2026 – January 2027

The project cannot be phased during construction without disruption to building systems.

This project is urgent, as a power failure without backup generators has a high risk of damage to state computer systems and could potentially shut down several government functions. As replacement has been deferred, the risk of failure continues to increase.

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:26PM

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

## SubProjects

SubProject 40000395

SubProject Title: NRB - Emergency Generator Replacement

**3. How would the request address the problem or opportunity identified in question #1?**

The current emergency generator system in the NRB is at risk of failure and is non-compliant with state and national standards. Without backup generators, IT equipment has the risk of failure and unrepairable damage. A failure could result in substantial financial loss to state agencies facilitated by loss of information and computer systems. These replacement projects have been postponed for a number of years and the risk of failure has increased.

This project responds to the risks of generator failure by replacing the emergency generator and its assembly and increasing the usability and functionality of the asset. The project will replace the 1,000kW unit at the NRB, located in the P2 level of the NRB Garage, adjacent to the tunnel between OB2 and NRB.

Failing to comply with federal and state requirements is not an option. Not replacing the generator may result in work stoppages for the state agencies within the building in the case of a power outage. Building systems will be shut down and security will be compromised.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action—not an option due to the impact on buildings systems and IT data systems, life/safety issues and compliance with federal and state requirements.

Incremental Replacement—Replacement of individual elements of the emergency generator assembly would only increase the risks. In addition, the replacement has already been deferred for this building a number of times and the cost of maintenance has continued to rise as have risks of failure.

**Total Replacement (Preferred Alternative)**—this approach is the best for the protection of building systems and life/safety issues as well as attains compliance comprehensively.

**5. Which clientele would be impacted by the budget request?**

All tenants in the NRB will be affected temporarily. They will be requested to turn off their electronic equipment for the connection to the generator. When replacement is completed, life/safety, building systems and data protection will be improved.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state-owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**SubProjects**

SubProject 40000395

SubProject Title: NRB - Emergency Generator Replacement

protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

• DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.  
DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

Generator System Survey for Capitol Campus and Tumwater Facilities . HultzBHU Engineers, 2013

This project is aligned with the Natural Resources Building Preservation Project (30000776) to minimize disruption to the building operations, business operations and staff workflow.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000393

Project Title: Capitol Campus Emergency Generator Replacement

**SubProjects**

SubProject 40000395

SubProject Title: NRB - Emergency Generator Replacement

**Growth Management impacts**  
 Conforms with GMA requirements

<b>Funding</b>		<b>Expenditures</b>			<b>2023-25 Fiscal Period</b>	
<b>Acct</b>		<b>Estimated</b>	<b>Prior</b>	<b>Current</b>		<b>New</b>
<b>Cod</b>	<b>Account Title</b>	<b>Total</b>	<b>Biennium</b>	<b>Biennium</b>	<b>Reapprop</b>	<b>Approps</b>
289-1	Thur Cty Capital Fac-State	1,161,000				
	<b>Total</b>	<b>1,161,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
289-1	Thur Cty Capital Fac-State	1,161,000				
	<b>Total</b>	<b>1,161,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<b>Parameter</b>	<b>Entered As</b>	<b>Interpreted As</b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000393	40000393
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**Description**

**Starting Fiscal** 2024  
**Project Class:** Preservation  
**Agency Priority:** 25

**Project Summary**

Over the course of the next four biennia, this program will stabilize and reinforce the hillsides on west campus in the following locations above Capitol Lake: • Conservatory Building • Powerhouse • Governor's Mansion These projects are a series of consecutive projects that will stabilize and reinforce west campus hillsides in multiple locations above Capitol Lake. These locations pose the highest geologic risks of catastrophic slope failure and would be stabilized by constructing retaining walls in the most critical areas over four biennia.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

Hillsides on West campus above Capitol Lake pose a high risk of catastrophic slope failure. The slopes show signs of weak soils, changing ground-water conditions, and loading at the top of slopes. Geotechnical evaluations conducted over the last 50 years have all confirmed the West Capitol Campus hillsides/bluffs are unstable and failures are likely to occur.

Slope failure at these critical areas would have significant impacts to public safety, adjacent buildings and utility infrastructure. There is also a significant environmental risk to Capitol Lake, the Deschutes River and Puget Sound with potential destruction and pollutants that can impact water quality and habitats.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This multi-phased project will stabilize and reinforce the hillsides on west campus in multiple locations above Capitol Lake.

2023-2025 - Phase 1: Conservatory Slope Stabilization

Assess hillside adjacent to the Conservatory. The site, roadway and underground utilities are at risk. Design and construct a stabilizing wall to mitigate the landslide risks at the hillside.

2025-2027 & 2027-2029 - Phase 2: Powerhouse Slope Stabilization

Design and construct a stabilizing wall to mitigate the landslide risks at the hillside above the Powerhouse building. This work will include mitigation of slide risks at the boiler plant and to the 350,000 gallon diesel tank on the shoreline of Capitol Lake.

2029 - 2031 - Phase 3: Governor's Mansion Slope Stabilization

Address risk to slopes adjacent to the Governor's Mansion from landslides by installing a deep-set retaining wall. These locations were prioritized based on highest geologic risks of catastrophic slope failure.

**3. How would the request address the problem or opportunity identified in question #1?**

These projects will stabilize and reinforce the hillsides on west campus in multiple locations above Capitol Lake. Failure to act, or even deferment, can result in the loss of life, the loss of structures, and substantial disruption to the functions of state government. By not moving forward with these proposals, critical functions and valuable assets remain threatened. Heavy rains or a seismic event can result in disastrous results. Not taking action results in continued life safety risks as well

**OFM**

## **179 - Department of Enterprise Services**

### **Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:29PM

**Project Number:** 40000396

**Project Title:** West Campus - Hillside Stabilization

#### **Description**

as potential disruptions to governmental operations. These proposed projects will address this concern, remedy the situation and are critical to the continuity of operations of the government.

Failure to act can result in loss of life, loss of structures, and substantial disruption to the functions of state government. By not moving forward with these proposals, critical functions and valuable assets remain threatened.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

These projects have been requested before over several biennia and risks and costs are increasing. A number of alternatives have been considered.

No Action—respond to slope failures as they occur. Even though it appears to be low cost, this strategy does not take into account the risk to the continuity of government operations with a catastrophic slope failure. And there is no improvement to the slopes. Continued maintenance and monitoring with repairs as necessary—this means installing and monitoring instruments on a regular basis. Other elements would be:

- Minor regrading of slope when funding available.
- Implementing and continuing vegetation management.

Unfortunately, this approach only provides a set of small strategies that will not in all likelihood avoid slope failure. For example, monitoring instruments cannot predict slope failure in advance. Vegetation management cannot by itself mitigate slope failure. Slope failure results in a larger range of consequences than what can be predicted.

Engineered stabilizing structures—this is the preferred alternative. While implementing monitoring and performing specific maintenance, construct retaining walls and/or reinforce slopes at highest risk. This approach could prevent serious consequences of slope failure but also it would constitute a lower cost than reconstruction after a slope failure—though the initial cost is certainly high.

#### **5. Which clientele would be impacted by the budget request?**

Impacts to users of these buildings will be basic construction activities, re-routing of traffic and pedestrian pathways, and closure of parking stalls next to the construction site.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project demonstrates DES's commitment to developing and implementing strategies to protect and preserve the Capitol Campus and ensure the continuity of government operations.

and ensure the continuity of government operations.

It also supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies'

**OFM**

## **179 - Department of Enterprise Services**

### **Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:29PM

**Project Number:** 40000396

**Project Title:** West Campus - Hillside Stabilization

#### **Description**

effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

Supporting documents (available upon request):

- o Report of Slope Stability Investigation: Proposed Library Site State Capitol Grounds, Dames and Moore, 1956
- o Capitol Campus Greenhouse Soil Stability Investigation, Stephen Palmer and Wendy Gerstel, Department of Natural Resources, 1995
- o Slope Stability Analysis of the Bluffs along the Washington State Capitol Campus, Wendy Gerstel, Department of Natural Resources, 1996
- o Review and Analysis of 2002 and 2003 Heritage Park Post-Stabilization Slope Failures, Haneberg Geoscience, 2004
- o Hillside Evaluation and Preliminary Design Olympia Capitol Campus, Golder Associates, 2010
- o General Administration Building Soldier Pile Wall Inspection, Golder Associates, 2010

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Expenditures

2023-25 Fiscal Period

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**Funding**

Acct Code Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	20,949,000				7,856,000
<b>Total</b>	<b>20,949,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,856,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	150,000	6,496,000	1,900,000	4,547,000
<b>Total</b>	<b>150,000</b>	<b>6,496,000</b>	<b>1,900,000</b>	<b>4,547,000</b>

**Operating Impacts**

No Operating Impact

**SubProjects**

SubProject Number: 40000397

SubProject Title: West Campus - Hillside Stabilization - Conservatory Slope

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000397

SubProject Title: West Campus - Hillside Stabilization - Conservatory Slope

Starting Fiscal: 2024  
Project Class: Preservation  
Agency Priority: 25

Project Summary

The Conservatory slope has a high risk of failure. The slope needs to be stabilized before it fails again. This project is one of a series of projects that will stabilize and reinforce west campus hillsides in multiple locations above Capitol Lake. These locations pose the highest geologic risks of catastrophic slope failure.

## Project Description

### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

Hillsides on West campus above Capitol Lake pose a high risk of catastrophic slope failure. The slopes show signs of weak soils, changing ground-water conditions, and loading at the top of slopes. Geotechnical evaluations conducted over the last 50 years have all confirmed the West Capitol Campus hillsides/bluffs are unstable and failures are likely to occur.

Slope failure at these critical areas would have significant impacts, to public safety, adjacent buildings such as the Pritchard Building and utility infrastructure. There is also a significant environmental risk to Capitol Lake, the Deschutes River and Puget Sound with potential destruction and pollutants that can impact water quality and habitats.

### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This multi- phased project will stabilize and reinforce the hillsides on west campus in multiple locations above Capitol Lake:

#### **2023-2025 - Phase 1: Conservatory Slope Stabilization**

Assess hillside adjacent to the Conservatory. The site, roadway and underground utilities are at risk. Design and construct a stabilizing wall to mitigate the landslide risks at the hillside.

#### **2025-2027/2027-2029 - Phase 2: Powerhouse Slope Stabilization**

Design and construct a stabilizing wall to mitigate the landslide risks at the hillside above the Powerhouse building. This work will include mitigation of slide risks at the boiler plant and to the 350,000-gallon diesel tank on the shoreline of Capitol Lake.

#### **2025-2027 - Phase 3: Pritchard Slope Stabilization**

Design and construct a stabilizing wall to mitigate the landslide risks at the hillside that threaten the Pritchard Building.

#### **2029-2031 / 31-33 - Phase 4: Governor's Mansion Slope Stabilization**

Address risk to slopes adjacent to the Governor's Mansion from landslides by installing a deep-set retaining wall.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

## SubProjects

SubProject Number: 40000397

SubProject Title: West Campus - Hillside Stabilization - Conservatory Slope

These locations were prioritized based on highest geologic risks of catastrophic slope failure.

This request is specific to Phase 1, which will assess the site of the previous conservatory and design and construct a stabilizing wall to reduce risk and implement other mitigation strategies. The risk to the conservatory land comes from the potential of landslides

### **3. How would the request address the problem or opportunity identified in question #1?**

This project mitigates the risk of unstable hillsides above the Powerhouse. Providing a stabilizing wall above the Powerhouse would significantly reduce the probability of slope failure. Failure to act, or even deferment, can result in the loss of life, the loss of

significantly reduce the probability of slope failure. Failure to act, or even postponing, can result in the loss of life, the loss of structures, and substantial disruption to the functions of state government. By not moving forward with this proposal, critical functions and valuable assets remain threatened.

Heavy rains or a seismic event can result in disastrous results. Not acting results in continued life safety risks as well as potential disruptions to governmental operations. The proposed project will address this concern and remedy the situation.

This project is critical to the continuity of operations of the government.

Failure to act can result in loss of life, loss of structures, and substantial disruption to the functions of state government. By not moving forward with this proposal, critical functions and valuable assets remain threatened.

#### **4. What alternatives were explored? Why were the recommended alternative chosen?**

No Action—respond to slope failures as they occur. Even though it appears to be low cost, this strategy does not consider the risk to the continuity of government operations with a catastrophic slope failure. And there is no improvement to the slopes.

Continued maintenance and monitoring with repairs as necessary—this means installing and monitoring instruments on a regular basis. Other elements would be:

- Minor regrading of slope when funding available.
- Implementing and continuing vegetation management.

Unfortunately, this approach only provides a set of small strategies that will not likely avoid slope failure. For example, monitoring instruments cannot predict slope failure in advance. Vegetation management cannot by itself mitigate slope failure. Slope failure results in a larger range of consequences than what can be predicted

Engineered stabilizing structures—this is the preferred alternative. While implementing monitoring and performing specific maintenance, construct retaining walls and/or reinforce slopes at highest risk. This approach could prevent serious consequences of slope failure but also it would constitute a lower cost than reconstruction after a slope failure—though the initial cost is certainly high.

#### **5. Which clientele would be impacted by the budget request?**

Impacts to users of the Governor's Mansion will be basic construction activities, re-routing of traffic and pedestrian pathways, and closure of parking stalls next to the construction site.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in**

OFM

## **179 - Department of Enterprise Services Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

### **SubProjects**

SubProject Number: 40000397

SubProject Title: West Campus - Hillside Stabilization - Conservatory Slope  
*matching federal, state, local, or private funds?*

No.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project demonstrates DES's commitment to developing and implementing strategies to protect and preserve the Capitol Campus and ensure the continuity of government operations.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the

21st century.

• Aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Supporting documents (available upon request):

· *Report of Slope Stability Investigation: Proposed Library Site State Capitol Grounds* , Dames and Moore, 1956

· *Capitol Campus Greenhouse Soil Stability Investigation* , Stephen Palmer and Wendy Gerstel, Department of Natural Resources, 1995

· *Slope Stability Analysis of the Bluffs along the Washington State Capitol Campus* , Wendy Gerstel, Department of Natural Resources, 1996

· *Review and Analysis of 2002 and 2003 Heritage Park Post-Stabilization Slope Failures* , Haneberg Geoscience, 2004

· *Hillside Evaluation and Preliminary Design Olympia Capitol Campus* , Golder Associates, 2010

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000397

SubProject Title: West Campus - Hillside Stabilization - Conservatory Slope

·General Administration Building Soldier Pile Wall Inspection , Golder Associates, 2010

Please see attached photos for reference

Exhibits

**Slope Failure**

Common denominators of Slope failure are:

- Steep terrain
- Low soil strength
- High groundwater conditions

The consequences of slope failure are:

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	7,856,000				7,856,000
	<b>Total</b>	<b>7,856,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,856,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*



Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000398

SubProject Title: West Campus - Hillside Stabilization - Powerhouse Slope

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000398

SubProject Title: West Campus - Hillside Stabilization - Powerhouse Slope

Starting Fiscal 2026

Project Class: Preservation

Agency Priority: 25

**Project Summary**

The slope above the Powerhouse has been identified as one with a high risk of slope failure. In 1990 the slope failed causing a flow of dirt and debris down to the bottom of the hillside covering the access road and railroad and damaging the northeast corner of the Powerhouse plant. The slope needs to be stabilized before it fails again.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Hillsides on West campus above Capitol Lake pose a high risk of catastrophic slope failure. The slopes show signs of weak soils, changing ground-water conditions, and loading at the top of slopes. Geotechnical evaluations conducted over the last 50 years have all confirmed the West Capitol Campus hillsides/bluffs are unstable and failures are likely to occur.

Slope failure at these critical areas would have significant impacts. If the Powerhouse were disabled by a slide, there would be considerable interruptions to state government operations with a very significant cost of restoring central plant operations. There is also a significant environmental risk to Capitol Lake, the Deschutes River, and Puget Sound.

A 2009-2010 evaluation (study referenced below) considered the likelihood of failure and the consequences of failure to prioritize response strategies. In accordance with those findings, the project will be part of series of projects to construct stabilizing walls in four most critical areas of the West Campus.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This multi- phased project will stabilize and reinforce the hillsides on west campus in multiple locations above Capitol Lake:

·Phase 1: Conservatory Slope Stabilization (23-25 Biennium) Assess hillside adjacent to the Conservatory. The site, roadway and underground utilities are at risk. Design and construct a stabilizing wall to mitigate the landslide risks at the hillside.

·Phase 2: Powerhouse Slope Stabilization (25-27 / 27-29 Biennium)– Design and construct a stabilizing wall to mitigate the landslide risks at the hillside above the Powerhouse building. This work will include mitigation of slide risks at the boiler plant and to the 350,000-gallon diesel tank on the shoreline of Capitol Lake.

·Phase 3: Governor's Mansion Slope Stabilization (29-31 / 31-33 Biennium) – Address risk to slopes adjacent to the Governor's Mansion from landslides by installing a deep-set retaining wall.

These locations were prioritized based on highest geologic risks of catastrophic slope failure.

This request is specific to Phase 2, design, and construct stabilizing wall to mitigate the landside risks at the hillside above the powerhouse, to include mitigation of the slide risks of the boiler plant and the 350,000-gallon diesel tank.

**3. How would the request address the problem or opportunity identified in question #1?**

This project mitigates the risk of unstable hillsides above the Powerhouse. Providing a stabilizing wall above the Powerhouse would significantly reduce the probability of slope failure. Failure to act, or even deferment, can result in the loss of life, the loss of structures, and substantial disruption to the functions of state government. By not moving forward with this proposal, critical functions and valuable assets remain threatened. Heavy rains or a seismic event can result in disastrous results. Not taking action results in continued life safety risks as well

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000398

SubProject Title: West Campus - Hillside Stabilization - Powerhouse Slope

as potential disruptions to governmental operations. The proposed project will address this concern and remedy the situation. This project is critical to the continuity of operations of the government.

Failure to act can result in loss of life, loss of structures, and substantial disruption to the functions of state government. By not moving forward with this proposal, critical functions and valuable assets remain threatened.

**4. What alternatives were explored? Why were the recommended alternative chosen?**

This project has been requested over several biennia and risks and cost are increasing. Several alternatives have been considered. No Action—respond to slope failures as they occur. Even though it appears to be low cost, this strategy does not take into account the risk to the continuity of government operations with a catastrophic slope failure. And there is no improvement to the slopes. Continued maintenance and monitoring with repairs as necessary- this alternative means installing and monitoring instruments on a regular basis. Other elements would be:

- Minor regrading of slope when funding available.
- Implementing and continuing vegetation management.

Unfortunately, this approach only provides a set of small strategies that will not in all likelihood avoid slope failure. For example, monitoring instruments cannot predict slope failure in advance. Vegetation management cannot by itself mitigate slope failure. Slope failure results in a larger range of consequences than what can be predicted.

Engineered stabilizing structures—while implementing monitoring and performing specific maintenance, construct retaining walls and/or reinforce slopes at highest risk. This approach could prevent serious consequences of slope failure but also it would constitute a lower cost than reconstruction after a slope failure-though the initial cost is certainly high.

**5. Which clientele would be impacted by the budget request?**

Impacts to users of the Mansion Parking lot will be basic construction activities, re-routing of traffic and pedestrian pathways and closure of parking stalls next to the construction site.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project demonstrates DES's commitment to developing and implementing strategies to protect and preserve the Capitol Campus and ensure the continuity of government operations.

Supporting documents (available upon request):

- Report of Slope Stability Investigation: Proposed Library Site State Capitol Grounds, Dames, and Moore, 1956
- Capitol Campus Greenhouse Soil Stability Investigation, Stephen Palmer and Wendy Gerstel, Department of Natural Resources, 1995
- Slope Stability Analysis of the Bluffs along the Washington State Capitol Campus, Wendy Gerstel, Department of Natural

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000398

SubProject Title: West Campus - Hillside Stabilization - Powerhouse Slope

Resources, 1996

- Review and Analysis of 2002 and 2003 Heritage Park Post-Stabilization Slope Failures, Haneberg Geoscience, 2004
- Hillside Evaluation and Preliminary Design Olympian Capitol Campus, Golder Associates, 2010
- General Administration Building Soldier Pile Wall Inspection, Golder Associates, 2010

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Please see below photos and reports:

**Exhibit A Slope Failure**

Common denominators of Slope failure are:

- Steep terrain
- Low soil strength
- High groundwater conditions

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000398

SubProject Title: West Campus - Hillside Stabilization - Powerhouse Slope

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
057-1	State Bldg Constr-State	6,646,000				
	<b>Total</b>	<b>6,646,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	150,000	6,496,000			
	<b>Total</b>	<b>150,000</b>	<b>6,496,000</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

SubProject Number: 40000399

SubProject Title: West Campus - Hillside Stabilization - Governor's Mansion

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

SubProject Number: 40000399

SubProject Title: West Campus - Hillside Stabilization - Governor's Mansion

Starting Fiscal: 2028  
 Project Class: Preservation  
 Agency Priority: 25

**Project Summary**

The slope to the west of the Governor's Mansion has a high risk of failure. The slope needs to be stabilized before it fails again. This project is one of a series of projects that will stabilize and reinforce west campus hillsides in multiple locations above Capitol Lake. These locations pose the highest geologic risks of catastrophic slope failure.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Hillside on West campus above Capitol Lake pose a high risk of catastrophic slope failure. The slopes show signs of weak soils, changing ground-water conditions, and loading at the top of slopes. Geotechnical evaluations conducted over the last 50 years have all confirmed the West Capitol Campus hillside/bluffs are unstable and failures are likely to occur.

Slope failure at these critical areas would have significant impacts, to public safety, adjacent buildings such as the Pritchard Building and utility infrastructure. There is also a significant environmental risk to Capitol Lake, the Deschutes River and Puget Sound with potential destruction and pollutants that can impact water quality and habitats.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This multi- phased project will stabilize and reinforce the hillside on west campus in multiple locations above Capitol Lake:

#### **2023-2025 - Phase 1: Conservatory Slope Stabilization**

Assess hillside adjacent to the Conservatory. The site, roadway and underground utilities are at risk. Design and construct a stabilizing wall to mitigate the landslide risks at the hillside.

#### **2025-2027/2027-2029 - Phase 2: Powerhouse Slope Stabilization**

Design and construct a stabilizing wall to mitigate the landslide risks at the hillside above the Powerhouse building. This work will include mitigation of slide risks at the boiler plant and to the 350,000-gallon diesel tank on the shoreline of Capitol Lake.

#### **2029-2031 / 31-33 - Phase 4: Governor's Mansion Slope Stabilization**

Address risk to slopes adjacent to the Governor's Mansion from landslides by installing a deep-set retaining wall.

These locations were prioritized based on highest geologic risks of catastrophic slope failure.

This request is specific to Phase 4, which will assess site the Governor's Mansion occupies and design and construct a stabilizing wall to reduce risk and implement other mitigation strategies. The risk to the Governor's Mansion comes from the potential of landslides

### 3. *How would the request address the problem or opportunity identified in question #1?*

This project mitigates the risk of unstable hillside above the Powerhouse. Providing a stabilizing wall above the Powerhouse would significantly reduce the probability of slope failure. Failure to act, or even deferment, can result in the loss

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

## SubProjects

SubProject Number: 40000399

SubProject Title: West Campus - Hillside Stabilization - Governor's Mansion

of life, the loss of structures, and substantial disruption to the functions of state government. By not moving forward with this proposal, critical functions and valuable assets remain threatened.

Heavy rains or a seismic event can result in disastrous results. Not acting results in continued life safety risks as well as potential disruptions to governmental operations. The proposed project will address this concern and remedy the situation.

This project is critical to the continuity of operations of the government.

Failure to act can result in loss of life, loss of structures, and substantial disruption to the functions of state government. By not moving forward with this proposal, critical functions and valuable assets remain threatened.

**4. What alternatives were explored? Why were the recommended alternative chosen?**

No Action—respond to slope failures as they occur. Even though it appears to be low cost, this strategy does not consider the risk to the continuity of government operations with a catastrophic slope failure. And there is no improvement to the slopes.

Continued maintenance and monitoring with repairs as necessary-this means installing and monitoring instruments on a regular basis. Other elements would be:

- Minor regrading of slope when funding available.
- Implementing and continuing vegetation management.

Unfortunately, this approach only provides a set of small strategies that will not likely avoid slope failure. For example, monitoring instruments cannot predict slope failure in advance. Vegetation management cannot by itself mitigate slope failure. Slope failure results in a larger range of consequences than what can be predicted

Engineered stabilizing structures—this is the preferred alternative. While implementing monitoring and performing specific maintenance, construct retaining walls and/or reinforce slopes at highest risk. This approach could prevent serious consequences of slope failure but also it would constitute a lower cost than reconstruction after a slope failure-though the initial cost is certainly high.

**5. Which clientele would be impacted by the budget request?**

Impacts to users of the Governor’s Mansion will be basic construction activities, re-routing of traffic and pedestrian pathways, and closure of parking stalls next to the construction site.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

This project demonstrates DES’s commitment to developing and implementing strategies to protect and preserve the Capitol Campus and ensure the continuity of government operations.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:29PM

**Project Number:** 40000396

**Project Title:** West Campus - Hillside Stabilization

**SubProjects**

**SubProject Number:** 40000399

**SubProject Title:** West Campus - Hillside Stabilization - Governor’s Mansion

- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

No.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Supporting documents (available upon request):

- *Report of Slope Stability Investigation: Proposed Library Site State Capitol Grounds* , Dames and Moore, 1956
- *Capitol Campus Greenhouse Soil Stability Investigation* , Stephen Palmer and Wendy Gerstel, Department of Natural Resources, 1995
- *Slope Stability Analysis of the Bluffs along the Washington State Capitol Campus* , Wendy Gerstel, Department of Natural Resources, 1996
- *Review and Analysis of 2002 and 2003 Heritage Park Post-Stabilization Slope Failures* , Haneberg Geoscience, 2004
- *Hillside Evaluation and Preliminary Design Olympia Capitol Campus* , Golder Associates, 2010
- *General Administration Building Soldier Pile Wall Inspection* , Golder Associates, 2010

Please reference attached photos:

Exhibits

**Slope Failure**

Common denominators of Slope failure are:

- Steep terrain
- Low soil strength
- High groundwater conditions

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:29PM

Project Number: 40000396

Project Title: West Campus - Hillside Stabilization

**SubProjects**

**Project Type**

SubProject Number: 40000399

SubProject Title: West Campus - Hillside Stabilization - Governor's Mansion

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
057-1	State Bldg Constr-State	6,447,000				
	<b>Total</b>	<b>6,447,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State			1,900,000	4,547,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,900,000</b>	<b>4,547,000</b>

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000396	40000396
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:31PM

Project Number: 40000333

Project Title: East Plaza - Water Infiltration &amp; Elevator Repairs

### Description

Starting Fiscal 2030  
 Project Class: Preservation  
 Agency Priority: 26

#### Project Summary

This is a continuation of the East Plaza Water Infiltration project, which began in 1996, and will address water intrusion into the structure, repair existing damages to the structure, eliminate life-safety risks, maintain the functionality of the Plaza Garage and extend the useful life of the asset.

#### Project Description

##### ***. Identify the problem or opportunity addressed. Why is the request a priority?***

In 1995, the State launched a phased project to upgrade the East Capitol Campus Plaza and Garage. The purpose was to repair chronic leaks to the then 25-year-old structure, reduce potential damage during an earthquake, and address other deficiencies that have been identified in numerous studies conducted between 1992 and 1995. These improvements involved removing and replacing the failed plaza membrane to waterproof the "lid" over the plaza garage and the underground offices and garages of the OB2 and Transportation buildings and strengthening the underground plaza garage to improve public safety during an earthquake. The membrane lies below the plaza and it's landscaping, which requires that all surface features on the plaza would be removed and replaced.

Ongoing water infiltration has weakened the East Plaza Garage structure over time, corroded the reinforced steel, damaged the electrical system and damaged other cosmetic components. Water has infiltrated electrical conduits, and corroded the electrical conductors and connections leading to electrical shorts and lost electrical ground. The concrete is spalling which exposes rebar to accelerated corrosion further deteriorating structural members. Spalling and deteriorating concrete walls and ceiling panels create risks to life and property.

##### ***2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.***

This project will continue the essential phased work associated with the East Plaza Water Infiltration Project, and will include the following scope of work:

- Demolish the existing plaza surface, including asbestos abatement.
- Replace the garage roof and waterproof plaza planters/vertical walls.
- Install new plaza walkways and landscaping.
- Repair/replace storm drains.
- Renovate the Water Garden fountain and install new pump room.
- Upgrade the bridge surface south of the Employment Security Building.
- Construct a new structural slab under new stairs up to the 14th Avenue lid.
- Demolish the existing plaza surface including asbestos abatement.
- Move the Korean War Memorial temporarily to site west of the Employment Security Building.
- Restore the Korean War Memorial.
- Waterproof the west wall of the garage (between 14th Avenue and the pedestrian bridge).

The project is scheduled as:

Position: Account 0000 - Major 0001

Design: August 2023 - May 2024  
Construction: July 2024 - July 2026

When the project began in 1996, it was envisioned with just 4 phases, phased over an eight-year period, which was modified into 5 phases after encountering numerous challenges. A summary of the previous and future phases are as follows:

**OFM**

## **179 - Department of Enterprise Services**

### **Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:31PM

**Project Number:** 40000333

**Project Title:** East Plaza - Water Infiltration & Elevator Repairs

#### **Description**

Phase 1: Completed in 1997

- Replace the OB2 waterproof membrane,
- Surface treatment over occupied space, and
- Seismic upgrades to the plaza garage.

Phase 2: Completed in 2001

- 14th Avenue Tunnel/Waterproofing/Seismic
- East Plaza/Waterproofing/Seismic
- OB2 Plaza/Waterproofing
- Switchback at OB2 Plaza/Waterproofing

Phase 3: Completed in 2001

- North Plaza Garage /Waterproofing

Phase 4: Completed in 2007

- Landscaping on North Plaza per East Plaza Green Landscape Plan

Phase 5

- This phase was divided into 6 sub-phases (A-F) in 2008, to address constructability and fiscal considerations. Due to unforeseen budget reductions and delays, this next round of phased work did not continue until 2015 with rebuilding stair towers #1 and #8 at the South Plaza Garage and preventing water infiltration and correct life/safety code deficiencies in Stair Tower #1.
- Phase 5B continued in 2017-19 to remove and replace the eastern one-third of the southern Plaza, including:

1. Demolish the existing plaza surface, including asbestos abatement.
2. Replace the garage roof and waterproof plaza planters/vertical walls.
3. Install new plaza walkways and landscaping.
4. Repair/replace storm drains.
5. Repair water damaged electrical improvements within Plaza Garage.

This biennial request is for Phase 5C and 5D. Both phases should be completed together in order to eliminate the rework of transitional areas between phases and complete the landscape of the east campus. Constructing both phases together will reduce overall costs associated with construction. Separating these phases is not recommended.

**3. How would the request address the problem or opportunity identified in question #1?**

The project will address water intrusion into the structure, repair water damage, eliminate life-safety risks, and extend the useful life of this asset. Completion will provide visitors, state employees, and other garage users a safer place to park and to travel when arriving on the East Campus and surrounding areas.

If no action is taken, ongoing deterioration from persistent water infiltration will weaken and degrade the garage structure, cause damage to facility-related systems and vehicles, and increase risks associated with workplace and personal injury.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:31PM

Project Number: 40000333

Project Title: East Plaza - Water Infiltration & Elevator Repairs

### Description

Unplanned and emergency repairs will continue to occur, disrupting service with a potential to have broader and more significant impacts as well as associated expenses. Costs associated with damage claims as well as unplanned repair costs related to the leaking structure will continue to be incurred.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

This project is a continuance of a previous phased project started in 1995. No additional alternatives have been considered at this time.

#### **5. Which clientele would be impacted by the budget request?**

An average of 2,000 parkers use the Plaza Garage facility daily. The East Plaza is an active and critical part of the entire Capitol Campus, equal in size to the West Campus, yet supports a more condensed employee population year-round.

The construction will impact employee and visitor access to the East Campus and parkers in the Plaza Garage, especially when aggressive demolition is done over the upper parking garage level in Phase 5C and 5D. DES will work to communicate with parkers and pedestrians other options that can meet circulation and parking needs during the construction.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective &

2000 Master Plan for the Capitol of the State of Washington. Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:31PM

Project Number: 40000333

Project Title: East Plaza - Water Infiltration & Elevator Repairs

### Description

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

No.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

- East Capitol Plaza: Plaza Program and Schematic Design Final Report. EDAW Inc. 1997.
- Memorandum to Tom Evans, Campus Architect from Jeff Bouma, EDAW (8/06/08): - East Campus Plaza Repairs – Phase 5 Construction Phasing Strategy.

Prior Condition Assessments

- Aavid Grant Associates Study 1992
- Skillings Ward Magnusson Barkshire Condition Survey, 1994
- Budget Evaluation Study, 1995
- Enhanced Condition Survey, 1995

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

**Funding**

Expenditures

2023-25 Fiscal Period

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:31PM

Project Number: 40000333

Project Title: East Plaza - Water Infiltration & Elevator Repairs

**Funding**

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	2,716,000				
	<b>Total</b>	<b>2,716,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State			2,716,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>2,716,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

Parameter

Entered As

Interpreted As

Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000333	40000333
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:33PM

Project Number: 40000334

Project Title: Marathon Park - Pedestrian Bridge Repairs

### Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 28

#### Project Summary

Regular bridge inspections have continued to identify a number of significant deficiencies in the Capitol Lake/Marathon Park Pedestrian Bridge which pose a threat to public health and safety and potential damage to LOTT and City of Olympia utility conduits attached under the bridge. Based on these inspection reports, decking and pilings need to be repaired and underwater debris cleared. A scour analysis and evaluation need to be undertaken and a plan of action developed and implemented. The bridge structure will not be impacted by construction of the Capitol Lake-Deschutes Estuary Long-Term Management Project.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The current bridge was constructed on older existing timber pilings and has not aged well. Washington State Department of Transportation (WSDOT) Bridge Inspections in 2018 and 2021 identified a number of deficient elements on the Marathon Park Bridge, including but not limited to deck planking and pilings, and underwater timber debris. In addition, the bridge is located at a relatively narrow contraction and when lake levels are drawn down or Deschutes River flows are high, the bridge can experience higher than usual flow velocities. This creates scouring of the bridge pilings, potentially damaging the structure. The most significant findings relate to the rotting of a number of the bridge supports (pilings), because of age and exposure to the high and fast flowing water. Pile 7C is badly split with internal rot at the top and is red-tagged. There are also a number of yellow-tagged piles. The WSDOT Bridge Inspection team is advising that these pilings be repaired or replaced very soon (See Exhibit A, Photo 1) and a scouring plan of action developed and implemented to reduce the risk of bridge collapse and to users of the bridge. In addition, a bridge collapse would jeopardize the LOTT and City of Olympia conduits that are located on the underside of the bridge (Exhibit A, Photo 2). The boards bracing the pilings (See Exhibit A, Photo 3) in general are showing section losses of up to 25% of their length. Some are split near the connections to the pilings. A few upper connections are nailed rather than the required bolting. The condition of the bracing and nonstructural connection details are reducing the lateral load capacity of the piers (See Exhibit A, Photo 4). The decking is rotten in places (see Exhibit A, photo 5) potentially creating trip hazards for pedestrians.

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

The decking should be repaired, reducing trip hazards and specific pilings should be repaired to maintain structural integrity. Debris should be cleared from around the pilings to prevent accumulation and damage to the structure as well as constrictions to flow. A scour plan of action should be developed and implemented to reduce the risk to users from a bridge failure following large flow events. Rotten pilings and braces should be replaced and others secured by bolts instead of nails. Repairs could be sequenced but should all be completed within the same biennium taking into account the in-water work windows.

The project is scheduled as follows:

Design: September 2023 – January 2024

Construction: May 2024 – August 2024

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:33PM

Project Number: 40000334

Project Title: Marathon Park - Pedestrian Bridge Repairs

#### Description

#### **3. How would the request address the problem or opportunity identified in question #1?**

The project would respond to the deficiencies noted by repairing or replacing important structural elements that would maintain and/or enhance the structural integrity of the bridge.

Failure to act places the bridge structural integrity at risk, endangers the safety of users of the parks and jeopardizes important LOTT Clean Water Alliance and City of Olympia's utility conduits traversing the lake underneath the bridge.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Prior to the most recent WSDOT Bridge Inspection, the bridge had been undergoing repairs through break and fix maintenance actions, such as deck planking being repaired on an incremental basis. However, this status quo approach or an enhanced maintenance program cannot deal with the critical issues related to the rotting of the piers and pilings or the scouring of the structure that is occurring. Given the propensity of the high water and high flow of the Deschutes River through this narrow gap, it is critical to address the serious deficiencies of the bridge as quickly as possible.

#### **5. Which clientele would be impacted by the budget request?**

The bridge is used by members of the public on a daily basis, as it constitutes part of a circular pathway around the north basin of Capitol Lake and considered as a favorite walking "trail". Thus failure to act creates a potential risk to life and safety. In addition, a long phased approach means that the bridge could be closed for a long period of time.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 2:33PM

**Project Number:** 40000334

**Project Title:** Marathon Park - Pedestrian Bridge Repairs

### Description

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;  
o security and safety improvements on the Capitol Campus in accordance with the Security Study;  
o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;  
and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection

The references provide detail for the deficiencies identified above:

- *Bridge Inspection Report for Capitol Lake Pedestrian Bridge* . WSDOT, 2018
- *Underwater Bridge Inspection Report for Capitol Lake Pedestrian Bridge* . WSDOT, 2018
- *Bridge Inspection Report for Capitol Lake Pedestrian Bridge* . WSDOT, 2020
- *Bridge Inspection Report for Capitol Lake Pedestrian Bridge* . WSDOT, 2022

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Exhibit A provides visual references to the request.



**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:33PM

Project Number: 40000334

Project Title: Marathon Park - Pedestrian Bridge Repairs

**Description**

**Growth Management impacts**

Conforms with GMA requirements

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	1,155,000				1,155,000
<b>Total</b>	<b>1,155,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,155,000</b>
<b>Future Fiscal Periods</b>					
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1 State Bldg Constr-State					
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000334	40000334
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:35PM

Project Number: 40000337

Project Title: Leg - Chamber Restoration

**Description**

**Starting Fiscal** 2024  
**Project Class:** Preservation  
**Agency Priority:** 29

**Project Summary**

The historic interior furnishings in the Legislative Building chambers and galleries are deteriorating from 92 years of wear and tear. This project proposes to restore the unique and historic grandeur of these important areas as the building approaches its centennial celebration, and to improve security in the chambers and its galleries.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Legislative chambers have multiple preservation needs appropriate for a coordinated restoration project.

- The chamber monumental doors have damaged in-floor locking mechanisms that do not work and the House interior leather doors are badly worn and in storage. The closers to the wings on the 3rd and 4th floor are failing. Aside from the appearance and functionality of these historic doors, Enterprise Services does not have a way to quickly secure the chambers and galleries in the event of an emergent situation.
- The custom carpet in each chamber is worn to the point that it creates rolls when equipment is rolled down the aisle. This creates a trip hazard.
- Finish on the rostrums needs to be touched-up and the chairs in this area need to be refinished / repaired.
- The heavy draperies at the chamber wings are original, the hardware that allows staff to pull the draperies open or closed no longer functions. These draperies are stained, dirty and in poor condition. The draperies are intended to deaden sound given the acoustics of this large room with hard surfaces.
- The public gallery benches of both chambers are worn and scratched and the leather cushions are in poor condition. The Gallery provides seating for 200 people who tour daily to observe the legislative process and to see the building.
- Tiffany chandeliers in each chamber and the light fixtures in the wings have lighting that are not functioning properly.

The historic lighting needs to be assessed to improve energy consumption, ensure fixtures are working properly, and better meet user needs.

This request is a priority because the furnishings of the Legislative chambers are deteriorating and action is needed to improve functionality, security, energy efficiency of formal lighting and to restore historical architecture and furnishings for this historic building.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will restore the unique and historic grandeur of the Legislative Building chambers and galleries as the building approaches its centennial celebration. It will also improve security and energy efficiency.

The project timeline is estimated to be 22 months

Design - September 2023 – March 2024

Construction: June 2024 – June 2025

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:35PM

Project Number: 40000337

Project Title: Leg - Chamber Restoration

**Description****3. How would the request address the problem or opportunity identified in question #1?**

The Legislative chambers represent a central function of state government. Restoring the highly visible chambers will improve the space functionality for the Legislature and reflect a commitment to historic preservation.

The Legislative Building was completed in 1928 and the Centennial will be a time that many visitors are expected to visit the state Capitol.

The damaged locking mechanisms create a security risk. Repairing the hardware on the doors and adding electronic controls would allow for the ability to close and lock the doors quickly in the event where a group or individual is acting in a threatening manner.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The work associated with the chamber restoration project requires specialized skills to properly repair and/or restore historic furnishings that have been subjected to wear and tear over many years. The leather cushions on the gallery benches are worn and the buttons are popping off. The rostrums, gallery benches, and historic leather chamber doors need restoration or repair/selective refinishing. The custom carpet was last replaced 32 years ago. The security work on the doors should be done at the same time the chamber and gallery doors are restored and hardware replaced. Otherwise, this will require substantial rework to the doors to add the security equipment later.

The longer the work is deferred, the more damage that will accrue. The carpet is becoming a trip hazard, poor lighting not only affects functionality but also energy consumption.

**5. Which clientele would be impacted by the budget request?**

Action is needed to improve functionality, security, and the energy efficiency of formal lighting while retaining and restoring historical architecture and furnishings for the Legislative building. This project will improve security for the Legislature and visiting public, while improving energy efficiency and repair and preserve the chambers and galleries for the large amount of public use they receive.

Construction will be scheduled to minimize impacts, especially during the months of the Legislative Session. Any work needing to be done within the chambers and galleries themselves will be done prior to the session.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:35PM

Project Number: 40000337

Project Title: Leg - Chamber Restoration

## Description

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:35PM

Project Number: 40000337

Project Title: Leg - Chamber Restoration

**Description**

N/A

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The Legislative Building skylight project (40000150) is also proposed for the same biennium and these two projects have some scope reciprocity. If the Skylight Restoration moves ahead, the lighting scope for the Chamber Restoration would need to consider the increased filtered light during the daytime and lighting differences in the evening. The large halide lights hidden above the ceiling would go away, reducing glare and energy consumption. The area above the ceiling now has acoustical material that would be removed. In that case, the draperies that have acoustical properties should be added to the back wall as was the case originally.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	3,109,000				3,109,000
	<b>Total</b>	<b>3,109,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,109,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000337	40000337
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:37PM

Project Number: 4000338

Project Title: Old Cap - Roof Replacement

### Description

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 30

#### Project Summary

This project will replace the roof on the historic Old Capitol Building, preventing additional damage to the historic building interior.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

In the Old Capitol Building, the repeated and extensive water infiltration events have caused significant damage to interior structure as well as interior finishes including plaster, woodwork, carpet and window treatments.

This project will prevent future damage to the building by mitigating the roof leaks. Additionally, installation of appropriate fall restraint and fall arrest system will facilitate the routine maintenance.

The 1892 Old Capitol Building is one of the most historic structures in the portfolio of State buildings in the Olympia area. The building's preservation and maintenance needs can be attributed to natural building material life cycles, and unconventional installation of flashings and roofing. To address these issues in a systematic way, this project will complete a comprehensive roof replacement of the copper standing seam roofing to respond to all problem areas and sources of water infiltration.

This comprehensive roof replacement project will remove the steep slope copper standing seam roofing, underlayment, and insulation and rebuild the roof with rigid insulation, self-adhered roofing membrane, and standing seam roofing in-kind. The project will also replace the low slope PVC roofing and install fall protection upgrades and arrest anchors for secure access to the steep slope roofs and gutters.

The Old Capitol Building has experienced serious and ongoing water infiltration issues throughout the years. The 1892 component of the building has been especially problematic, likely due to greater complexity in roof form requiring more intricate installation details compared to the East Annex. Lack of redundancy in the detailing and installation of the copper standing seam roofing are the main contributors to ongoing water infiltration issues. Additionally, limited resources for routine maintenance and gutter cleaning has led to clogged downspouts. Clogged downspouts have resulted in standing water in the gutters and overflowing gutters during regular rain events. These factors contributed to visible water damage at exterior masonry and wood windows, as well as interior water infiltration at the eaves.

Replacement of the single ply membrane system on the low slope roof areas is included in this project. The low slope roofing areas, while currently in reasonable condition, are near the end of the 20-year life expectancy and the replacement of the copper roof system is likely to contribute to an accelerated wear and tear on this single ply membrane roof. Concurrent replacement will provide overall cost saving and prevent future water infiltration in the East Annex portion of the building.

This project is a priority because the Old Capitol has experienced frequent roof leaks that have resulted in significant damage. Water infiltration is likely to continue without a comprehensive repair effort.

This request supports the capital priorities of DES by the following:

##### 1. Improving Health & Safety

- Installation of an appropriate and functioning fall arrest system enhances the safety of DES workers and contractors maintaining and repairing the roof.
- Comprehensive roof replacement will prevent mold growth and significantly lowers the health risk to the employees, clients and visitors due to potential indoor air quality issues.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:37PM

Project Number: 40000338

Project Title: Old Cap - Roof Replacement

## Description

### 2. Mitigating Risks

- Installation of an appropriate and functioning fall protection system to enhance the safety of DES staff and contractors for maintenance and repairs on the roof
- Systematic roof replacement will limit the risk of continued damage to the building interior finishes and prevent structural damage. Additionally, the roof replacement will limit the risk of indoor air quality issues because of potential mold growth.

### 3. Extending Facility Life/ Improving Facility Usability

- The roof replacement will extend the useful life of this historic structure.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will result in resolution of a long term, pervasive and previously unresolved water intrusion issue due to roof issues on the Old Capitol Building. As a result, this historic 1892 (original) and 1905 (East Annex) building will be preserved and protected for current State office use as well as enjoyment by future generations. This comprehensive roof replacement project will remove the steep slope copper standing seam roofing, underlayment, and insulation and rebuild the roof with rigid insulation, self-adhered roofing membrane, and standing seam roofing in-kind. The project will also replace the low slope PVC roofing and install fall arrest anchors for secure access to the steep slope roofs and gutters.

DES anticipates completing this project in a single biennium.

March 2024 – Design

June 2024 – November 2024 - Construction

While the low slope single ply membrane system could be replaced separately, it is now very near the end of its life expectancy. In addition, replacement of the steep slope copper portion of the roof on the original 1892 portion of the building will likely result in accelerated deterioration of the single ply membrane roof.

If DES were to replace the single ply membrane roof replacement as a separate phase of the project, it will likely result in higher overall costs due to multiple sets of overhead costs, multiple consultants, and multiple costly construction mobilizations.

### 3. How would the request address the problem or opportunity identified in question #1?

This project will result in resolution of a long term, pervasive and previously unresolved water intrusion issue due to roof issues on the Old Capitol Building. As a result, this historic 1892 (original) and 1905 (East Annex) building will be preserved and protected for current State office use as well as enjoyment by future generations.

This project is needed now because the building is experiencing extensive water intrusion resulting in significant property and building damage. Previous repair efforts have had limited success because the roof issues go beyond the ability of repair efforts to resolve. Protection of the building, its contents and its occupants requires a complete and systematic roof replacement.

Not funding this project will likely result in the following:

1. Continued or worsening water intrusion issues that will result in continued damage to the interior furnishings and finishes.
2. Extensive structural damage and potential mold growth and indoor air quality issues.
3. Lack of the appropriate fall arrest system on the steep slope copper roof area.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

The design phase of this project will identify any alternative strategies for this roof replacement.

### 5. Which clientele would be impacted by the budget request?

The Old Capitol Building is currently home to the state agency Office of the Superintendent of Public Instruction. The existing



# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:37PM

Project Number: 40000338

Project Title: Old Cap - Roof Replacement

### Description

water intrusions are significant and will likely continue to impact daily operations of OSPI.

The Old Capitol building is a landmark building in downtown Olympia and a treasure for the state of Washington. The two components were built in 1892 (original) and 1905 (East Annex) and have withstood fires, earthquakes, windstorms, blizzards and other hardships both natural and man-made. This reroofing project is critical to the preservation of this historic building and without this necessary project, the future of this structure could be in jeopardy.

This project will provide a more stable work environment free from roof leaks upon completion and for many years to come.

Additionally, Washington State residents and Washington visitors will have the opportunity to enjoy visiting the Old Capitol Building for generations to come.

DES anticipates that the tenants will be impacted by reasonable construction noise and dirt. The project will involve work overhead and may require limited relocation of some staff for short durations. DES does not anticipate a need for swing space in order to complete this project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:37PM

Project Number: 40000338

Project Title: Old Cap - Roof Replacement

**Description**

*10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*  
N/A

*11. Is there additional information you would like decision makers to know when evaluating this request?*

The report (DES OLD CAPITOL ROOF REPLACEMENT STUDY, June 2017) notes that copper is not considered a salmon-safe building material as it contributes to the leaching of heavy metals into the local watershed. The report calls the roof replacement project to include on-site treatment of roof run-off water to remove contaminants prior to discharge into the public storm-water management system.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	7,053,000				7,053,000
	<b>Total</b>	<b>7,053,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,053,000</b>
			Future Fiscal Periods			
			2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:37PM

Project Number: 40000338

Project Title: Old Cap - Roof Replacement

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000338	40000338
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:39PM

Project Number: 40000339

Project Title: CBPS - O'Brien - Repair HVAC System

### Description

Starting Fiscal: 2024  
 Project Class: Preservation  
 Agency Priority: 31

#### Project Summary

This project will repair and improve the functionality of the O'Brien Building's Heating, Ventilation and Air Conditioning (HVAC) system, and integrate the system into campus controls. This project will also address components of building systems that are not performing correctly, including plumbing and electrical.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Construction on this historic building was completed in 1937. The building currently contains the offices of the Washington State House of Representatives, whose critical work benefits the people of Washington. This project presents an opportunity to make measurable improvements to the working conditions of the legislators and their staff, and the experience of constituents and visitors within the building.

The HVAC issues include:

- Occupants are unable to control the temperature in individual offices. Additionally, multiple offices share sources of cooling, making it impossible to provide individual control to all locations. Chronic system problems create over-pressure and under-pressure conditions that impact occupants and exterior doors while service interruptions and outages.
- Existing HVAC control equipment and software are split into two systems, which impact system performance, troubleshooting of issues, and DES' response time. Parts of the equipment and software are not compatible with campus standard systems and are installed on an obsolete computer.
- Building systems operate inefficiently, increasing utility and maintenance costs and causing additional wear and tear on equipment. Examples include simultaneous heating and cooling and no streamlined seasonal settings to take advantage of predictable changes in building occupancy.
- Lighting controls are not functioning correctly further contributing to the energy inefficiencies.
- Plumbing components, including the water heater, have already failed or are nearing failure.

This project promotes:

- o Energy efficiency,
- o Tenant comfort and efficiency
- o Asset preservation

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

Upgrades will include replacing the HVAC controls, installing standardized HVAC devices, updating plumbing and lighting controls, as follows:

- Replace HVAC controls with PC, Windows compatible controls
- Replace non-standard control devices, software, programming
- Replace failed steam water heater
- Replace plumbing fixture motion sensors
- Electrical verification and repairs
- Address chronic problems with lighting occupancy sensors, controls, panels, and schedules

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:39PM

Project Number: 40000339

Project Title: CBPS - O'Brien - Repair HVAC System

## Description

- Re-balance the airflow to remedy over and under pressurization issues
- Identify and address disconnected lighting and HVAC equipment

This project schedule is estimated to be:

Design August 2023 – December 2023

Construction January 2024 – December 2024

### **3. How would the request address the problem or opportunity identified in question #1?**

Funding this project will result in better control of office space temperatures and ventilation, better-controlled lighting, and better functioning plumbing and plumbing fixtures. In addition, the updated building systems will be more energy-efficient, resulting in lower operating costs and a smaller carbon footprint.

The building systems that this project will address are failing to meet the needs of the tenants right now, are in the process of failing, or have already failed.

If this project is not funded, the tenants will continue to be more uncomfortable and less effective and the building systems will continue to degrade and possibly fail.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives will be determined during the design portion of this project.

### **5. Which clientele would be impacted by the budget request?**

Construction on this historic building was completed in 1937. The building currently contains offices of the Washington State House of Representatives. Critical work is conducted in the building that benefits the people of Washington. This project presents an opportunity to make measurable improvements to the working conditions that the legislators, their staffs, constituents, and visitors experience.

Funding this project will result in better control of the office space temperature and ventilation, better-controlled lighting and better functioning plumbing and plumbing fixtures. In addition, the updated building systems will be more energy-efficient, resulting in lower operating costs and a smaller carbon footprint.

Tenants may need to adapt to the construction occurring in their space, but swing space should not be required.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, DSHS, DCYF and L&I.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:39PM

Project Number: 40000339

Project Title: CBPS - O'Brien - Repair HVAC System

### Description

and financial health.

· DES Facility Management strategies of:

- o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- o aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Yes, the updated HVAC controls, lighting and lighting controls will improve the building's energy efficiency and decrease the building's carbon footprint.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

### Funding

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:39PM

Project Number: 40000339

Project Title: CBPS - O'Brien - Repair HVAC System

**Funding**

<u>Acct Code</u> <u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprop</u>	<u>New Approps</u>
057-1 State Bldg Constr-State	2,492,000				2,492,000
<b>Total</b>	<b>2,492,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,492,000</b>
<b>Future Fiscal Periods</b>					
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1 State Bldg Constr-State					
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000339	40000339
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

**Description**

Starting Fiscal 2024  
Project Class: Preservation  
Agency Priority: 32

**Project Summary**

This request is for 289 funds to replace carpeting and blinds in the Old Capitol, Office Building Two, Highway-License and Natural Resource buildings. The existing carpeting and blinds have exceeded their useful life, are damaged, and beyond servicability.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

The carpet and blinds throughout the Old Capitol building are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, maintenance time and operating costs increase through the persistent need to repair the damaged finishes.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

These projects will replace carpeting and blind. Based on coordination opportunities with other projects, the estimated phasing and project timelines are subject to change.

Proposed phasing and timelines:

Office Building Two and Old Capitol 2023-25

Highway-License 2025-27

Natural Resources 2027-29

**3. How would the request address the problem or opportunity identified in question #1?**

Updating the carpet and blinds throughout these buildings will improve the functionality and comfort for building tenants. It will also reduce maintenance costs to keep old carpets and blinds functional.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Postponing these preservation projects is likely to result in increased repair costs and will inevitably diminish the overall useful life of the buildings. The two alternatives to this projects are:

1. To continue to repair items piecemeal, which is less efficient and economical
2. To complete the work as part of the major building rehabilitation project

**5. Which clientele would be impacted by the budget request?**

It is imperative that this agency is able to continue to provide quality service to their clients in a comfortable and functional building. Any tenant who is occupying this space is impacted by this budget request. Construction will be scheduled with building occupants to minimize impacts as much as possible.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

The Department of Enterprise Services is proposing use of 289 funds for this work.



**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

## Description

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· The Governor's Results Washington goals:

o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.

· DES agency strategies, priorities and initiatives:

o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

o DES Facility Management strategies of:

§ investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

§ security and safety improvements on the Capitol Campus in accordance with the Security Study;

§ and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

§ aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements.

## Funding

# Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

## Funding

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
289-1 Thur Cty Capital Fac-State	7,061,000				3,061,000
<b>Total</b>	<b>7,061,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,061,000</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	2,000,000	2,000,000		
<b>Total</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>0</b>	<b>0</b>

## Operating Impacts

No Operating Impact

## SubProjects

SubProject Number: 40000406

SubProject Title: Old Cap - Carpet and Blinds Replacement

OFM

179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

## SubProjects

SubProject Number: 40000406

SubProject Title: Old Cap - Carpet and Blinds Replacement

Starting Fiscal: 2024

Project Class: Preservation

Agency Priority: 32

### Project Summary

This request is for 289 funds to replace carpeting and blinds in the Old Capitol building. The existing carpeting and blinds have exceeded their useful life, are damaged, and beyond servicability.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The carpet and blinds throughout the Old Capitol building are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, maintenance time and operating costs increase through the persistent need to repair the damaged finishes.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will replace carpeting and blinds throughout Office Building Two. Based on coordination opportunities with other projects, the estimated phasing and project timeline are subject to change.

Proposed phasing and timeline:

Office Building Two and Old Capitol 2023-25

Highway-License 2025-27

Natural Resources 2027-29

This request is specific to the Old Capitol building.

### 3. *How would the request address the problem or opportunity identified in question #1?*

Updating the carpet and blinds throughout the building will improve the functionality and comfort for building tenants. It will also reduce maintenance costs to keep old carpets and blinds functional.

### 4. *What alternatives were explored? Why was the recommended alternative chosen?*

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

1. To continue to repair items piecemeal, which is less efficient and economical
2. To complete the work as part of the major building rehabilitation project

### 5. *Which clientele would be impacted by the budget request?*

It is imperative that this agency is able to continue to provide quality service to their clients in a comfortable and functional building. Any tenant who is occupying this space is impacted by this budget request. Construction will be scheduled with building occupants to minimize impacts as much as possible.

OFM

## 179 - Department of Enterprise Services Capital Project Request 2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

### SubProjects

SubProject Number: 40000406

SubProject Title: Old Cap - Carpet and Blinds Replacement

### 6. *Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?*

The Department of Enterprise Services is proposing use of 289 funds for this work.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· The Governor's Results Washington goals:

o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.

· DES agency strategies, priorities and initiatives:

o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

o DES Facility Management strategies of:

§ investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

§ security and safety improvements on the Capitol Campus in accordance with the Security Study;

§ and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

§ aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000406

SubProject Title: Old Cap - Carpet and Blinds Replacement

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements.

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
289-1	Thur Cty Capital Fac-State	1,781,000				1,781,000
	<b>Total</b>	<b>1,781,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,781,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000407

SubProject Title: OB2 - Carpet and Blinds Replacement

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000407

SubProject Title: OB2 - Carpet and Blinds Replacement

Starting Fiscal 2024

Project Class: Preservation

Agency Priority: 32

**Project Summary**

This request is for 289 funds to replace carpeting and blinds in Office Building Two. The existing carpeting and blinds have exceeded their useful life, are damaged, and beyond servicability.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The carpet and blinds throughout Office Building Two are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, maintenance time and operating costs increase through the persistent need to repair the damaged finishes.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will replace carpeting and blinds throughout Office Building Two. Based on coordination opportunities with other projects, the estimated phasing and project timeline are subject to change.

Proposed phasing and timeline:

Office Building Two and Old Capitol 2023-25

Highway-License 2025-27

Natural Resources 2027-29

This request is specific to Office Building 2.

**3. How would the request address the problem or opportunity identified in question #1?**

Updating the carpet and blinds throughout the building will improve the functionality and comfort for building tenants. It will also reduce maintenance costs to keep old carpets and blinds functional.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

1. To continue to repair items piecemeal, which is less efficient and economical
2. To complete the work as part of the major building rehabilitation project

**5. Which clientele would be impacted by the budget request?**

It is imperative that this agency is able to continue to provide quality service to their clients in a comfortable and functional building. Any tenant who is occupying this space is impacted by this budget request. Construction will be scheduled with building occupants to minimize impacts as much as possible.

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000407

SubProject Title: OB2 - Carpet and Blinds Replacement

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

The Department of Enterprise Services is proposing use of 289 funds for this work.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· The Governor's Results Washington goals:

o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.

· DES agency strategies, priorities and initiatives:

o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

o DES Facility Management strategies of:

§ investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

§ security and safety improvements on the Capitol Campus in accordance with the Security Study;

§ and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

§ aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies'

effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean**

Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
 NA

11. Is there additional information you would like decision makers to know when evaluating this request?

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000407

SubProject Title: OB2 - Carpet and Blinds Replacement

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements.

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	1,280,000				1,280,000
	<b>Total</b>	<b>1,280,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,280,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000408

SubProject Title: HLB - Carpet and Blinds Replacement

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000408

SubProject Title: HLB - Carpet and Blinds Replacement

Starting Fiscal 2026

Project Class: Preservation

Agency Priority: 32

**Project Summary**

This request is for 289 funds to replace carpeting and blinds in the Highway-License building. The existing carpeting and blinds have exceeded their useful life, are damaged, and beyond servicability.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The carpet and blinds throughout Highway-License, Natural Resources, Office Building Two, and Old Capitol buildings are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, maintenance time and operating costs increase through the persistent need to repair the damaged finishes.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will replace carpeting and blinds throughout the Highway-License building. Based on coordination opportunities with other projects, the estimated phasing and project timeline are subject to change.

Proposed phasing and timeline:

Office Building Two and Old Capitol 2023-25

Highway-License 2025-27

Natural Resources 2027-29

This request is specific to the Highway-License building

**3. How would the request address the problem or opportunity identified in question #1?**

Updating the carpet and blinds throughout the building will improve the functionality and comfort for building tenants. It will also reduce maintenance costs to keep old carpets and blinds functional.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

- 1. To continue to repair items piecemeal, which is less efficient and economical
- 2. To complete the work as part of the major building rehabilitation project

**5. Which clientele would be impacted by the budget request?**

It is imperative that this agency is able to continue to provide quality service to their clients in a comfortable and functional building. Any tenant who is occupying this space is impacted by this budget request. Construction will be scheduled with building occupants to minimize impacts as much as possible.



Project Number: 40000405

Project Title: Carpet and Blinds Replacement

## SubProjects

SubProject Number: 40000408

SubProject Title: HLB - Carpet and Blinds Replacement

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

The Department of Enterprise Services is proposing use of 289 funds for this work.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· The Governor's Results Washington goals:

o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.

· DES agency strategies, priorities and initiatives:

o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

o DES Facility Management strategies of:

§ investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

§ security and safety improvements on the Capitol Campus in accordance with the Security Study;

§ and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

§ aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Project Number: 40000405  
 Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000408  
 SubProject Title: HLB - Carpet and Blinds Replacement

Location  
 City: Olympia County: Thurston Legislative District: 022

Project Type  
 Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts  
 Conforms with GMA requirements.

Funding		Expenditures		2023-25 Fiscal Period		
Acct Cod	Account Title	Estimated Total	Prior Biennium	Current Biennium	2023-25 Fiscal Period Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	2,000,000				
<b>Total</b>		<b>2,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	2,000,000			
<b>Total</b>	<b>2,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000409  
 SubProject Title: NRB - Carpet and Blinds Replacement

**OFM 179 - Department of Enterprise Services  
 Capital Project Request  
 2023-25 Biennium**

\*

Project Number: 40000405  
 Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000409  
 SubProject Title: NRB - Carpet and Blinds Replacement

Starting Fiscal: 2028  
 Project Class: Preservation  
 Agency Priority: 32

**Project Summary**

This request is for 289 funds to replace carpeting and blinds in the Natural Resources building. The existing carpeting and blinds have exceeded their useful life, are damaged, and beyond servcability.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The carpet and blinds throughout the Natural Resources building are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, maintenance time and operating costs increase through the persistent need to repair the damaged finishes.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will replace carpeting and blinds throughout the Natural Resources building. Based on coordination opportunities with other projects, the estimated phasing and project timeline are subject to change.

Proposed phasing and timeline:

Office Building Two and Old Capitol 2023-25

Highway-License 2025-27

Natural Resources 2027-29

This request is specific to the Natural Resources building.

### 3. How would the request address the problem or opportunity identified in question #1?

Updating the carpet and blinds throughout the building will improve the functionality and comfort for building tenants. It will also reduce maintenance costs to keep old carpets and blinds functional.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

1. To continue to repair items piecemeal, which is less efficient and economical
2. To complete the work as part of the major building rehabilitation project

### 5. Which clientele would be impacted by the budget request?

It is imperative that this agency is able to continue to provide quality service to their clients in a comfortable and functional building. Any tenant who is occupying this space is impacted by this budget request. Construction will be scheduled with building occupants to minimize impacts as much as possible.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

## SubProjects

SubProject Number: 40000409

SubProject Title: NRB - Carpet and Blinds Replacement

### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

The Department of Enterprise Services is proposing use of 289 funds for this work.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· The Governor's Results Washington goals:

o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.

· DES agency strategies, priorities and initiatives:

o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

o DES Facility Management strategies of:

§ investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

§ security and safety improvements on the Capitol Campus in accordance with the Security Study;

§ and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

§ aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:41PM

Project Number: 40000405

Project Title: Carpet and Blinds Replacement

**SubProjects**

SubProject Number: 40000409

SubProject Title: NRB - Carpet and Blinds Replacement

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements.

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
289-1	Thur Cty Capital Fac-State	2,000,000				
	<b>Total</b>	<b>2,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
289-1 Thur Cty Capital Fac-State		2,000,000		
<b>Total</b>	<b>0</b>	<b>2,000,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000405	40000405
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:45PM

Project Number: 40000340

Project Title: Leg - Restore Chamber Skylights

### Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 33

#### Project Summary

This request will restore the skylights in the House of Representative and Senate Chambers. This would include updates to the roof, skylight attic space and ceiling lights. It would also provide new lighting, upgrades to the sound system, upgrades to the fire and life safety systems, restoration of the bronze and glass ceiling lights, acoustical upgrades to the chambers, and some additional mechanical and structural work.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Architectural Resources Group, Inc. completed the "Legislative Chambers Skylight Restoration Feasibility Study" on April 4, 2017. The goal of the study was to determine the feasibility of replacing the materials covering the original skylight openings that are located above the House of Representatives and Senate Chambers in the Legislative Building with safety glass to allow as much natural light as possible into the Chambers as originally intended. The study determined the cost, including relocation of existing equipment; the impact upon the sound, HVAC system(s) and light levels within each chamber; any other requirements needed to replace the materials with safety glass; and an estimated schedule needed for the work. The replacement glass would be of a quality that will provide for a reasonable assurance of safety in the event of an earthquake.

This project proposes to restore the Legislative Building's unique historic character as the building approaches its centennial celebration. The removal of the skylight systems and the subsequent modifications to the ceiling lights changed the spatial quality and character of the Legislative chambers. Restoring the skylights would bring filtered natural light back to the chambers, and would allow an update to the equipment now hidden behind the bronze ceiling lay light.

Most of the modifications undertaken were the result of programmatic and code requirements of the time. Even the initial removal of the skylights was a response to safety and acoustical concerns. The original soft ambient glow of filtered daylight through skylights was replaced by 40 large halide lights hidden beneath the bronze lay light at the ceiling.

However, with today's advances in technology it is now possible to meet code requirements while restoring the original design intent of providing natural daylight in the chambers. Equipment for lighting, audio, security cameras, etc. could be replaced with equipment that has become smaller and more energy efficient.

This project will make preservation repairs to the historic Legislative Building interior chambers in keeping with Secretary of the Interior Standards for Preservation.

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will make preservation repairs to the historic Legislative Building interior chambers in keeping with Secretary of the Interior Standards for Preservation. This work will enhance the facilities appearance, improve the functionality of the space, and make it safer by adding contemporary security features.

The project is expected to take about three years to complete and will begin in August 2023. Since it involves work within the House

and Senate Chambers, construction will need to be scheduled to avoid Legislative sessions. Timing of this project is important as the buildings centennial is in 2028.

Design: August 2023 – February 2024

Construction: June 2024 – June 2026

The project is complex and will need to work around Legislative Sessions. A single non-phased project will minimize disruption in these important parts of the Legislative Building.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:45PM

Project Number: 40000340

Project Title: Leg - Restore Chamber Skylights

### Description

#### **3. How would the request address the problem or opportunity identified in question #1?**

The project will restore natural daylight to the Legislative chambers while updating security, lighting, fire, and audio systems. Doing this work in time for the Legislative Building centennial would be an opportunity to showcase an important restoration. If no action is taken the chambers would remain as they are, but would not be as originally constructed. The halide lights create glare and heat, and other equipment is out-of-date.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the type of project, there are very limited alternatives other than leaving the existing conditions as is. The proposed project is a result of Architectural Resources Group, Inc. "Legislative Chambers Skylight Restoration Feasibility Study" completed April 4, 2017.

#### **5. Which clientele would be impacted by the budget request?**

People who use the Legislative chambers and galleries are legislators, lobbyists, staff and visitors. The building is an important part of the historic West Capitol Campus and highly visible to the visiting public.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#), specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy is meant to "model the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

#### **8. For IT-related costs:**

Reconstruction of the skylights affects the lighting, sound, smoke detection, and security systems and therefore could require

reconstruction of the skylights affects the lighting, sound, smoke detection, and security systems and therefore could require minimal changes to network connectivity.

9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*  
N/A

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:45PM

Project Number: 40000340

Project Title: Leg - Restore Chamber Skylights

### Description

*10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

N/A

*11. Is there additional information you would like decision makers to know when evaluating this request?*

· This project is aligned with the Legislative Building Chamber Restoration (30000794) of restoration to historic interior furnishings and improve security measures in both chambers and galleries.

· Secretary of the Interior Standards for Preservation

An excerpt from Secretary of the Interior Standards for Preservation states "Each property will be recognized as a physical record of its time, place and use... Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved."

#### Location

City: Olympia

County: Thurston

Legislative District: 022

#### Project Type

Remodel/Renovate/Modernize (Major Projects)

#### Growth Management impacts

Conforms to GMA requirements.

### Funding



<u>Acct Code</u> <u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
		<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprop</u>	<u>New Approps</u>
057-1 State Bldg Constr-State	7,271,000				2,696,000
<b>Total</b>	<b>7,271,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,696,000</b>

	<u>Future Fiscal Periods</u>			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State		4,575,000		
<b>Total</b>	<b>0</b>	<b>4,575,000</b>	<b>0</b>	<b>0</b>

## **Operating Impacts**

### **No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000340	40000340
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:47PM

Project Number: 4000341

Project Title: Cherberg-O'Brien - Repair Tunnel

### Description

**Starting Fiscal** 2024  
**Project Class:** Preservation  
**Agency Priority:** 34

#### Project Summary

This project will repair the underground pedestrian tunnel connecting the Cherberg and O'Brien Buildings. The tunnel has suffered significant water intrusion that could lead to structural damage to the tunnel's infrastructure and the connecting buildings.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The underground pedestrian tunnel which connects the Cherberg and O'Brien Buildings continues to suffer significant ground water intrusion and there are visible signs of concrete deterioration since 2011. The continual movement of water around and through the structure is leading to loss of structural integrity and will result in eventual failure.

The tunnel is damp and very humid and ponding water has created a slippery fall area, creating health and safety issues. It is used frequently by legislators and their staff as well as others as an essential pathway between two legislative buildings.

This is an essential project and without remedial action, the water intrusion will lead to the deterioration of the facility, and the overall health and safety risk will increase.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will include an evaluation, design, and construction, which will include:

- Excavating the existing tunnel and installing a new waterproof membrane
- Installing an external drainage system, structural reinforcement, and landscaping repairs.
- Project timeline is estimated to be:

o Evaluation: July 2023 - September 2023

o Design: November 2023 – March 2024

o Construction: July 2024 – May 2025

(on site work will begin after legislative session)

**3. How would the request address the problem or opportunity identified in question #1?**

Refurbishing the tunnel will prevent future water intrusion, correct current damage by reinforcing the walls, and protect the structural integrity of the tunnel.

Deferment of this project increases life safety hazards and risks disruption of the performance of state government operations.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The following alternatives were considered:

- Proposed Project (**Preferred Alternative**) - The proposed project would evaluate the cause of water intrusion and implement the proper repairs.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:47PM

Project Number: 40000341

Project Title: Cherberg-O'Brien - Repair Tunnel

**Description**

- Intermittent Repairs (Status Quo) - Past efforts to repair the pedestrian tunnel using less invasive techniques have repeatedly failed.
- Do Nothing - Failure to act will result in a costly emergency response at some point in the future.

**5. Which clientele would be impacted by the budget request?**

Beneficiaries of the repair include the members and staff of the legislative branch and campus users who traverse the sundial area.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 2:47PM

Project Number: 40000341

Project Title: Cherberg-O'Brien - Repair Tunnel

**Description**

N/A

*10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

NA

*11. Is there additional information you would like decision makers to know when evaluating this request?*

No.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	3,003,000				3,003,000
	<b>Total</b>	<b>3,003,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,003,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000341	40000341
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:06PM

Project Number: 40000304

Project Title: West Campus - Historic Doors Restoration

### Description

Starting Fiscal 2024  
 Project Class: Preservation  
 Agency Priority: 35

#### Project Summary

This project will upgrade and rehabilitate historic doors and entries across West Campus. The doors have various issues that need to be addressed; the most pressing concern is historic restoration in coordination with funded access control upgrades (project number 40000226).

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

Work to upgrade access control to exterior doors is currently funded (40000226). The request discussed here is for a set of historic rehabilitations intended to improve the security and safety of doors in an appropriate manner for the historic character of a number of buildings on West Campus.

This request will fund finish treatment and repairs to damaged historic components for the bronze doors. For the wood interior doors, the goal of this project is to provide better security and improve egress, including reversing the swing of the doors to swing in the direction of egress.

Existing conditions for the in-scope doors range widely but include:

- The exterior bronze doors' exterior surface exhibits discoloration, abrasions around easily reached surfaces, and what appears to be a coating failure at locations such as the astragals.
- The surfaces of the interior bronze doors are a bright satin bronze finish. Areas of discoloration/oxidation and abrasion are visible, particularly towards the bottom regions of the exterior sides of the doors, where the protective lacquer coating has failed.
- The exterior of the bronze doors exhibits general soiling and backsplash, with areas of discoloration, minor scratching and abrasion damage.
- Excess oil staining is visible at floor closers, bronze thresholds, doors, and adjacent stone. Interior bronze surfaces are also discolored, with areas of extensive water streaking and minor scratching.
- The historic wood doors in the Legislative Building do not open in the direction of travel, as required by Washington Building Code.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This request will fund finish treatment and repairs to damaged historic components for the bronze doors. For the wood interior doors, the goal of this project is to provide better security and improve egress, including reversing the swing of the doors to swing in the direction of egress.

DES anticipates it will take the entire biennium (July 2023 to October 2024) to complete this project. Specifically:

Design: July 2023-January 2024

Construction: May 2024-Oct 2024

Please note treatment work is weather dependent. This schedule may change.

##### 3. How would the request address the problem or opportunity identified in question #1?

This request will fund finish treatment and repairs to damaged and unsafe historic door components appropriately for the historic character of several buildings on West Campus.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:06PM

Project Number: 40000304

Project Title: West Campus - Historic Doors Restoration

**Description****4. What alternatives were explored? Why was the recommended alternative chosen?**

No action Alternative – not taking action would allow current deficiencies to continue.

Phased Alternative – Attempting to “piece-meal” this project over a number of biennia would lead to inconsistencies of design and equipment which would decrease historic integrity of the West Campus.

Preferred Alternative – design, procure and install an updated system that is consistent and comprehensive in one biennium in order to obtain optimal results and achieve cost savings related to economies of scale.

**5. Which clientele would be impacted by the budget request?**

The project would make the Capitol Campus safer for all-tenants, state employees and visitors.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Security Study;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

OFM

# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:06PM

Project Number: 40000304

Project Title: West Campus - Historic Doors Restoration

## Description

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

ARG: Upgrade and Rehabilitation Recommendations for Exterior Bronze Patinated Doors (2022).

ARG: Recommendations for Select Interior Wood Door Improvements at the Legislative Building (2022).

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Infrastructure Preservation (Minor Works)

### Growth Management impacts

Conforms to GMA requirements

## Funding

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
289-1 Thur Cty Capital Fac-State	1,156,000				1,156,000
<b>Total</b>	<b>1,156,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,156,000</b>
		Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33	
289-1 Thur Cty Capital Fac-State					
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

Parameter

Entered As

Interpreted As



Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000304	40000304
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:23PM

Project Number: 4000342

Project Title: CBPS - Insurance - Rehabilitation

### Description

Starting Fiscal: 2026  
 Project Class: Preservation  
 Agency Priority: 36

#### Project Summary

Many of the systems supporting the Insurance Building are failing, obsolete, and have exceeded their useful life. This request proposes the replacement or update of failing or outdated systems, to include the following: fire system, security systems, HVAC systems, lighting fixtures and plumbing.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The project will design and construct building-wide renovations of interior offices, provide complete building systems replacements, address security risks, assess seismic strength, and support circulation spaces within the existing building. The project will also restore the existing damaged historic interior fabric that is currently installed in various spaces.

By replacing the described systems and historic fabric, the building functions will be supported for the next 20 years.

Current building deficiencies include:

- HVAC
  - o The existing HVAC equipment and components are obsolete and inefficient and require total replacement.
- Lighting
  - o The lighting designs within the building are obsolete and require additional ongoing maintenance.
  - o The lighting consumes more energy than alternatives that are currently available.
- Plumbing
  - o The obsolete plumbing piping and equipment are failing, and replacement parts are unavailable.
  - o There are existing plumbing equipment leaks, which puts the building at risk of significant water damage.
- Fire
  - o The fire suppression system equipment and detectors are unserviceable and obsolete.
- Security
  - o The security systems do not extend to all exterior entrances, which limits the emergency response time in case of an emergency.
  - o The elevator does not have the capability to lock out certain floors, which would permit agency operations in a secure environment.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will replace and upgrade the building HVAC equipment and components. The new systems will extend the useful life of the asset by 20 or more years while lowering the ongoing operating costs. Improvements to the lighting design as well as upgraded lighting equipment will provide energy efficiency and reduced maintenance costs. The project includes building-wide renovation of interior office which will support circulation spaces in the Insurance Building to improve space utilization. The building systems replacement will address security risks and assess building seismic strength. The project will restore damaged interior historic fabric. The replacement of the building systems will provide a useable equipment life exceeding 20 years.

The estimated project timeline:

- Phase 1 (2025-27 Biennium): Predesign
- Phase 2 (2027-29 Biennium): Design
- Phase 3 (2029-31 Biennium): Construction

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:23PM

Project Number: 40000342

Project Title: CBPS - Insurance - Rehabilitation

## Description

### **3. How would the request address the problem or opportunity identified in question #1?**

This project addresses the failing building systems and ensures a safe and healthy indoor environment for continuous operations of state government. This project has the opportunity to address security deficiencies, which will provide access control, monitoring, and alarms appropriate for work areas of the building.

Not funding this project will increase the risk of complete failure of critical building systems. This will likely lead to expensive, reactive responses and the use of emergency funding from the existing state budget. System failures mean disruption of operations within the building, disrupting the continuity of state services and compromising a healthy and safe environment for state employees and the public.

### **4. What alternatives were explored? Why were the recommended alternative chosen?**

1. Do nothing- This will result in continued failures to critical building system components, damage to the historic fabric of the building and impacts the building ability to support government business.

2. Replace the building systems in phases. This option is not recommended due to increased cost and prolonged disruption to building tenants.

The preferred path is to modernize the Insurance Building, beginning with a predesign in the 25-27 biennium.

### **5. Which clientele would be impacted by the budget request?**

The project will design and construct building-wide renovation of interior office, provide complete building systems replacement, address security risks, assess seismic strength, and support circulation spaces in the Insurance Building to improve space utilization. The project will restore damaged interior historic fabric. The replacement of the building systems will provide a useable equipment life exceeding 20 years.

This project will address persistent building problems that have resulted in damages to the interior contents and finishes. It will also create enhanced working conditions for tenants.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:23PM

Project Number: 40000342

Project Title: CBPS - Insurance - Rehabilitation

**Description**

- DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

This project will reduce carbon pollution by increased efficiency of the equipment and a reduction in overall energy use.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

No

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	34,782,000				
	<b>Total</b>	<b>34,782,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

OFM

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:23PM

Project Number: 40000342

Project Title: CBPS - Insurance - Rehabilitation

**Funding**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State	1,320,000	10,082,000	23,380,000	
<b>Total</b>	<b>1,320,000</b>	<b>10,082,000</b>	<b>23,380,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000342	40000342
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:25PM

Project Number: 40000343

Project Title: CBPS - Transportation - Preservation

### Description

Starting Fiscal 2026  
 Project Class: Preservation  
 Agency Priority: 37

#### Project Summary

The Transportation Building's exterior envelope, HVAC, and plumbing systems are failing. These failures create risks to the health and safety of the occupants. Significant seismic upgrades are needed to address safety issues and reduce risk in the event of a seismic event. This project will implement the preferred alternative from the recent predesign.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The Washington State Department of Transportation Building (WSDOT) was constructed in 1971. The four-story 504,000 gross square foot building with 204,000 square foot office area serves as the headquarters for the Washington State Department of Transportation. This building houses approximately 650 employees, its statewide Emergency Operations Command Center (EOC) and main data center. The building also includes 2 levels of below-grade parking with 312 spaces.

The Legislature tasked the Department of Enterprise Services (DES) to prepare a predesign study for the preservation of the 50-year-old WSDOT. The predesign was funded in the 2017-19 biennium, with a reappropriation in 2019-21. The final draft was submitted to OFM on June 30, 2021. As is common for buildings as they near the end of their typical "life expectancy," this building has failing systems that are increasingly expensive and challenging to maintain. In addition, life-safety and seismic codes, as well as energy codes, have evolved significantly since the building was constructed. The funding proviso also required that the study include an evaluation of temporary workspace options for employees that may be displaced by the proposed project.

The predesign identified several overarching issues, opportunities and constraints impacting the proposed project.

- Critical mission and responsibilities. WSDOT is tasked with developing, designing and operating an efficient state-wide transportation network, as well as maintaining 24/7 full operation of their statewide EOC located on the garage level of the building.
  - Need for a high-performance modern workplace. WSDOT requires flexible, efficient, functional, and high-performance workspace that can adapt to current and anticipated requirements as well as accommodate changes over time.
  - Aging and ineffective building. Many of the building's aging systems are failing, including the building envelope and its mechanical and plumbing systems
    - o While the structural systems that hold the building up are adequate, the basic structure of the building has numerous deficiencies in many key elements of its lateral (earthquake) resistance systems. Without significant seismic improvement, the building could suffer substantial damage including the potential of partial collapse should it experience the site-specific code-maximum seismic loading.
    - o There is current water damage from water intrusion through the roof and exterior walls. Past water damage in the evacuation stair towers has caused concrete spalling and visible corrosion of steel structural members.
    - o The building envelope lacks adequate insulation resulting in excessive energy consumption and poor occupant comfort due to convective heat loss.
    - o The HVAC variable air volume devices are impacting the building's energy efficiency and environmental conditions that affect the health of occupants.
    - o Plumbing systems have failed requiring closure of restrooms while repairs are made. There is a continued risk of plumbing failures.
    - o Condition of other systems such as fire protection and electrical systems are also at the end of their useful service life. Replacement parts are difficult, if not impossible, to procure.
  - Impact on mission accomplishment. The EOC has a stringent need for earthquake resistance. In addition, WSDOT strongly desires maintenance of the connectivity and adjacency to other state agencies currently provided by its East Capitol Campus location.
- The findings of the predesign effort confirmed the need for significant seismic and other building upgrades.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/18/2022 12:25PM

**Project Number:** 40000343

**Project Title:** CBPS - Transportation - Preservation

## Description

***2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.***

This request includes design in the 2025-27 biennium which will be followed by construction beginning in 2026. The preferred alternative will address the above deficiencies and meet the existing and future programmatic needs of WSDOT.

This request would fund design and construction of Alternative 4 of the Predesign. In this option the existing building is deconstructed, and a new building is constructed within the existing site. Deconstruction is assumed to include removal of all structure to the existing perimeter foundation walls but would not include any farther excavation. New structure will replace the existing below-grade parking and a new plaza roof to align with the existing east-campus plaza. A new 205,500-gsf multi-level building will be constructed to replace the existing building and the existing lower-level parking, totaling 205,200-gsf will be reconstructed and reconfigured.

Advantages of this approach include:

- Shorter timeframe for execution.
- Replacement minimizes risk from unforeseen conditions.
- New construction will allow an increase in the portion of the headquarters that could be provided essential facility level seismic performance.
- The size and configuration of the floorplan can be optimized for better, more efficient workflow and circulation, and creation of an activity-based workspace.
- Increased flexibility by the larger possible floor plate and better floor-to-floor height.
- The size and configuration of the building mass and volume can be reconfigured to reduce the negative impact to the adjacent south campus neighborhood.
- A new building will have significantly lower operating and energy costs than renovated buildings.
- With use of an existing site, functional proximity to the rest of the Capitol Campus is maintained.
- Area beneath the existing parking levels could be used to accommodate ground-sourced heat pump systems towards net-zero achievement.
- Developing a hybrid office type with more spaces for collaborating and less individual desk spaces, could accommodate more non-field staff, allowing a reduction total office space occupied by WSDOT in Thurston County.

DES began work in late FY2017-19 that continued into 2019-21 biennium Phase 1 as follows:

**Work completed:**

- Completed design and installation of a new partial roof with code compliant fall restraints and exterior envelop water leak repairs. Phase I Roofing and Leak Repair project was completed in 2020.
  - Completed the predesign that includes a condition assessment, space programming, updated seismic analysis, feasibility study, and cost benefit analysis to upgrade the Emergency Operations Center (EOC) to the Immediate Occupancy Performance (IOP) level of seismic resistance.
- Funding was reserved for OFM and WSDOT to engage in a study of space needs and consolidation options to meet the agency's future needs. A WSDOT teleworking study being done in 2021-23 will confirm staffing levels when complete.

**Additional funding:**

No additional funding is being requested in FY2023-25.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/18/2022 12:25PM

**Project Number:** 40000343

**Project Title:** CBPS - Transportation - Preservation

## Description

The anticipated schedule for the development of the preferred alternative is:

- Selection of Design Team March – July 2025
- Selection of GC/CM August – November 2025
- Design July 2025-July 2026
- Demolition and Site Preparation February – July 2026
- Construction: July 2026 – December 2028

### ***3. How would the request address the problem or opportunity identified in question #1?***

The project will provide a building with extended useful life, improved building systems' operational and energy performance, reduced risk of life-safety injuries during an earthquake, improved efficiency, and adaptability of space to ensure the continuity of WSDOT's vital services to Washington State citizens and visitors, and a healthier and more productive work environment. The EOC and Data Center will be built to essential facility standards so they would withstand a major seismic event.

If no action is taken, building systems will continue to deteriorate that will progressively increase emergency repairs and eventually result in spaces not being inhabitable impacting WSDOT's ability to deliver critical services to the state. If no seismic upgrades are made, there is higher risk of life-threatening injuries during and after an earthquake. The WSDOT's EOC is at risk of being inoperable in the event of an earthquake limiting its ability to restore the state's vital transportation system so that the transportation system is safe and functioning during emergencies.

### ***4. What alternatives were explored? Why was the recommended alternative chosen?***

The predesign effort explored five alternatives, including 1) do nothing, 2) repair and renovate, 3) repair and partial replacement, 4) deconstruct the existing building and replace with a new building constructed within the existing site, and 5) a long-term lease option with a private entity off the Capitol Campus.

Each of the possible alternatives were reviewed and discussed during stakeholder meetings.

The group used an evaluation matrix that compared how each of the alternatives addressed the specific desired performance criteria or building features. Each of the evaluation criteria was assigned a relative weight to address the difference in the level importance to the agency or the process of each criterion. A major consideration was that the existing structure is too seismically compromised to bring to current codes. The required vertical shear walls would have covered approximately one-third of the façade windows, heavily reducing daylight to the office areas. Seismic upgrades would also have required the addition of over 500 new piles added below the existing foundations. The consensus of the stakeholder group was that Alternate 4, replacement, was clearly the Preferred Alternative.

### ***5. Which clientele would be impacted by the budget request?***

WSDOT had success while working remotely for the duration of the COVID-19 pandemic. A plan will be developed to minimize staff disruption through a combination of remote work and/or identification of functions that could operate either from other local DOT facilities or from swing space, if needed.

The completion of the project will provide WSDOT with a high-performance building that addresses the deficiencies noted above, serves the agency's existing and future business needs, and ensures continuity of vital transportation services to the people of Washington State.

### ***6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?***



**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:25PM

Project Number: 40000343

Project Title: CBPS - Transportation - Preservation

### Description

Grant funding or energy rebates may be requested since the predesign recommends installation of photovoltaic panels on the building roof to reduce energy costs and meet greenhouse gas emission goals by the year 2035.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
  - DES Facility Management strategies of:
    - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
    - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
    - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
    - o and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.
- This project promotes DES Capital Plan priorities for excellence in stewardship, safety and sustainability and supports Executive Order 12-16 – Achieving Energy Efficiencies in state buildings.

This project supports Executive Order 16-07 workplace strategy initiative 'Building a Modern Work Environment' by creating a more effective, efficient workplace that limits environmental impact.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Energy efficiencies will be achieved by the high-performance building systems and envelope.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:25PM

Project Number: 4000343

Project Title: CBPS - Transportation - Preservation

**Description**

- Original construction of the Transportation building began in 1969 and was completed in 1971.
- Structural evaluations completed: Parson Brinkerhoff, 1995, BergerABAM, June 2009 and June 2011. Predesign draft seismic studies completed by PCS, fall 2019.
- A seismic evaluation completed in 1995 found deficiencies in many of the building's structural elements that could lead to structural failure in an earthquake. The building withstood the 2001 earthquake, but there is the possibility that the structure was weakened.
- With funding, essential emergency response services will be preserved in the event of a disaster.
- Many other agencies depend on WSDOT and the EOC to keep transportation routes safe and functioning during emergencies and will be directly affected if traffic movement is impacted without resources for information about safe alternate routes.
- The final draft predesign was submitted to OFM in June 2021. This predesign includes a condition assessment, interior space programming, an updated seismic analysis, and a feasibility study and cost benefit analysis of upgrading the EOC to the Immediate Occupancy Performance (IOP) level of seismic resistance.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	145,668,000				
	<b>Total</b>	<b>145,668,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	14,880,000	130,788,000			
	<b>Total</b>	<b>14,880,000</b>	<b>130,788,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications

Capital Project Number	40000343	40000343
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:27PM

Project Number: 4000344

Project Title: CBPS - Cap Court - Major Building Systems Rehabilitation

### Description

Starting Fiscal: 2026  
 Project Class: Preservation  
 Agency Priority: 38

#### Project Summary

This project will upgrade critical building systems at the Capitol Court Building. It will address multiple building systems that are past their useful life and not meeting current codes, such as requirements for HVAC, plumbing, fire (sprinklers and alarm), structural/seismic and electrical systems. Upgrades to the security system of the building are also needed to ensure the safety of staff and visitors.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

In accordance with the July 12, 2016 assessment *Building Envelope and Systems Assessments, Recommendations & Statements of Probable Costs* conducted by BOLA Architecture + Planning, there are several recommended upgrades needed for building systems facing significant deterioration due to their age and present life safety issues.

Many building systems in the Capitol Court building are failing due to age and standard wear. Building systems needing upgrade include HVAC, plumbing, fire structural/seismic, electrical and security. When HVAC systems fail, tenants experience temperatures in office suites that exceed or do not meet acceptable temperature levels. Tenants often have to use fans, blankets, and heaters during hot and cold weather to maintain comfort while completing their jobs. This can reduce overall productivity.

The Capitol Court HVAC system has a heat pump system that was installed in the 1990s with a useful life of 20 years. Additionally, two of the three air handlers on the roof of the building were installed earlier than the 1990s and are at risk of failure. Improving the security system will provide a safer building for tenants. Security improvements would include video surveillance cameras at interior/exterior locations of all exterior doors; card readers, door position switches added to all exterior doors; add card readers to all suite doors, install 3M security film on all ground floor windows; install cameras to cover all exterior facades and parking areas. In addition, updates would be made to building technology cabling and improved MDF/IDF distribution areas within the building.

The project will significantly extend the life of the building as well as significantly improve conditions for building tenants. Upgraded systems will also reduce maintenance and repair costs and energy consumption. Until the building systems are replaced and/or upgraded, tenants are subject to reactive maintenance that results in periodic service shutdowns. If any system fails and cannot be repaired, permitting for replacement will trigger upgrades or replacement of the other systems now out of code compliance. In the 2019-21 biennium, Capitol Court's exterior façade was cleaned, structural improvements were made to sandstone attachments to the facade, and the original wood windows were repaired and restored to an operable condition. This work was completed in the fall of 2021. This next project is planned to be phased between the 2025-27, 2027-29, and 2029-31 biennia, focusing on rehabilitation of major building systems.

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.* Be prepared to provide detailed cost backup.

The building systems will be brought up to current building code and tenants will have a secure, functional building environment in which to work.

The projected timeline will run from August 2025 through June 2031:

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

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**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/18/2022 12:27PM

**Project Number:** 40000344

**Project Title:** CBPS - Cap Court - Major Building Systems Rehabilitation

## Description

Pre-design: August 2025 – February 2027

Design: August 2027 – September 2028

Construction: October 2028 – June 2031

The project will be phased as follows:

- Biennium 2025-27 – In the pre-design, consultants will evaluate the existing condition and develop options for major building systems.
- Biennium 2027-29 - Phasing and tenant impact evaluation, budget refinement and design will be completed. Construction is anticipated to begin during the second year of the biennium.
- Biennium 2029-31 – Construction.

### **3. How would the request address the problem or opportunity identified in question #1?**

The project will improve the working environment for all agencies in the building. A new security system will provide a safer building, including video surveillance cameras, card readers, door position switches, security film on ground floor windows, and upgraded building technology cabling and improved MDF/IDF distribution areas within the building. The new mechanical system will allow better control over the temperatures, energy efficiency and reduction in maintenance repairs. Improvements will also provide increased reliability of the fire alarm system, electrical upgrades to meet new equipment and technology needs, repair/replacement of plumbing to prevent failure, and needed seismic interior upgrades. The building will be in compliance with current building codes and reduce unplanned repairs which can impact operations due to the shut down of services.

If any system fails and cannot be repaired, permitting for replacement will trigger upgrades or replacement of the other systems now out of code compliance.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The pre-design will begin in August 2025 and evaluate options and develop more specifics of the preferred plan for moving forward with the building upgrades. The current project plan is based on the "Building Envelope and Systems Assessments, Recommendations & Statements of Probable Costs" completed by BOLA Architecture + Planning on July 12, 2016. Continuing to defer these critical building upgrades means that unacceptable building conditions will remain for tenants. In addition, the risk of a system failure increases, and with it potential tenant disruption. Upgrade costs will also continue to increase as time goes by and conditions worsen.

### **5. Which clientele would be impacted by the budget request?**

The work of many of Capitol Court's tenants is public-facing. When this project is completed, tenants and their visitors will enjoy a safer and more pleasant work environment.

The building is fully occupied and the scope of the project is substantial. During the pre-design phase, Enterprise Services will collaborate with tenants to discuss options for how work can be completed with the least impact.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:27PM

Project Number: 40000344

Project Title: CBPS - Cap Court - Major Building Systems Rehabilitation

### Description

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

· The Governor's Results Washington goals:

o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

o Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

· DES agency strategies, priorities and initiatives:

o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope will be consistent with Secretary of the Interior Standards for Preservation of historic buildings. Evaluation of building deficiencies were studied in relation to Secretary of Interior standards and current building code.

The most recent assessment of the building, "Building Envelope and Systems Assessments, Recommendations & Statements of Probable Costs", BOLA Architecture + Planning, July 12, 2016, prioritizes recommended upgrades, including those that impact life safety and areas of significant deterioration.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Heating, ventilating, and air-conditioning (HVAC systems) account for 39% of the energy used in commercial buildings.[1]

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:27PM

Project Number: 40000344

Project Title: CBPS - Cap Court - Major Building Systems Rehabilitation

**Description**

Advances in HVAC system technology have greatly improved energy consumption over the past two decades, and completing this project will allow Capitol Court to realize significant energy savings.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Multiple studies have been done to document the condition of Capitol Court and its systems. The most recent was "Building Envelope and Systems Assessments, Recommendations & Statements of Probable Costs", BOLA Architecture + Planning, July 12, 2016. This study reviewed exterior condition along with major building systems. The report prioritizes improvements in four categories, beginning with life safety and progressing through materials and systems that are significantly deteriorated to finally those that may be deteriorated but can be maintained in the short or even longer term.

Upgrading obsolete and deteriorating systems will preserve the Capitol Court Building and provide tenants with a secure, functional work environment into the future.

Reference document:

· Building Envelope and Systems Assessments, Recommendations & Statements of Probable Costs, BOLA Architecture + Planning, July 12, 2016.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	19,908,000				
	<b>Total</b>	<b>19,908,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	250,000	7,013,000	12,645,000		
	<b>Total</b>	<b>250,000</b>	<b>7,013,000</b>	<b>12,645,000</b>	<b>0</b>	

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:27PM

Project Number: 40000344

Project Title: CBPS - Cap Court - Major Building Systems Rehabilitation

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000344	40000344
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:30PM

Project Number: 40000345

Project Title: CBPS - NRB - Preservation

### Description

Starting Fiscal 2026  
 Project Class: Preservation  
 Agency Priority: 39

#### Project Summary

This request is for a predesign to explore options for design and construction to renovate essential building systems and office space and improve the seismic infrastructure of the Natural Resources Building (NRB).

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Many of the systems in the NRB, which was constructed in 1992, require replacement or major repairs. This preservation project is needed to preserve the asset in order to extend its useful life for another 30 years or more.

Issues within the building include:

- The escalator that connects the NRB rotunda to the lower parking levels is aging and in need of removal or modernization. The NRB has one escalator, and it only travels from NRB Parking Garage P2 level to the NRB Lobby. Passengers must use the garage elevators to access the other two garage levels (P1 and P3) and to move from the lobby to the Garage P2 Level.
- The rotunda flooring has become cracked and spalled in places and is in need of repairs to uphold its physical integrity.
- NRB's 29-year-old lighting controls have failed and can no longer centrally control the lighting throughout the building. When lighting fails to respond to programming, it creates a significant distraction and disruption to workers as lights unpredictably turn off.
- The building's exterior envelope including the exterior insulation finishing system (EIFS) and the building's windows have failed or are failing. An Investigative and Design for NRB, January 2012, recommended Repair of the EIFS and replacement of the windows.
- The NRB stormwater line is damaged and is in need of repair or replacement.
- There is remaining seismic work required in order to strengthen the building in the event of an earthquake.

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This funding will be used for the predesign, design and construction for NRB preservation.

The estimated project timeline:

Pre-Design September 2025 – September 2026

Design September 2027 – January 2029

Construction July 2029 – June 2031

##### 3. *How would the request address the problem or opportunity identified in question #1?*

The project will:

- Remove the NRB Garage escalator and replace it with stairs to provide an alternative to the elevator for travel to all three levels of the garage.
- Repair of the terrazzo floor in the Rotunda and return this grand space to its design intention.
- Replace lighting panels, switches, and wiring throughout the building's electrical system to both enhance the functionality of the interior spaces as well as the energy efficiency of the building.
- Repair all of the exterior insulation finishing system (EIFS), and repair and reinstall all of the building's windows to protect both the interior finishes and the structural components of the building as recommended by the Investigative and Design for NRB, January 2012.
- Completion of the remaining seismic work to enhance life/safety in the event of an earthquake.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/18/2022 12:30PM

**Project Number:** 40000345

**Project Title:** CBPS - NRB - Preservation

### Description

The NRB is 30 years old and many of the systems in the building require replacement or major repairs. This preservation project is needed to preserve the asset in order to extend its useful life for another 30 years or more. Without this project, the asset will deteriorate at an accelerated pace and the State will miss an opportunity to further Executive Order 20-01.

The asset will continue to deteriorate and at an accelerated pace, impacting the useful life of the building and the cost of future repairs.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The predesign will inform the discussion of alternative approaches to this preservation project.

**5. Which clientele would be impacted by the budget request?**

The NRB is home to several agencies and has served them for 30 years. However, due to the age of the building, it needs attention in several key areas to keep it in service for the next 20-30 years.

The tenants will benefit from a functioning building that is free from water intrusions, has better quality-controlled lighting, better traffic flow between the lobby and the parking garage, more energy-efficient building systems, and increased confidence in the seismic strength of the structure.

The details of a potential swing space requirement to relocate the tenants during construction and the implementation plan will be determined during the predesign phase of this project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports:

- The Governor's Results Washington goals:

- o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.

- o Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

- DES agency strategies, priorities and initiatives:

- o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

- o DES Facility Management strategies of:

- § investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- § security and safety improvements on the Capitol Campus in accordance with the Security Study;

- § and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

- § aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 12:30PM

Project Number: 40000345

Project Title: CBPS - NRB - Preservation

**Description**

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Yes, more efficient lighting, better lighting controls, potentially incorporating daylighting in the lighting controls, new energy-efficient windows, and improved insulation will all contribute to improved energy efficiency.

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprops	New Approps
057-1 State Bldg Constr-State	30,674,000				
<b>Total</b>	<b>30,674,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	525,000	9,071,000	21,078,000	
<b>Total</b>	<b>525,000</b>	<b>9,071,000</b>	<b>21,078,000</b>	<b>0</b>

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/18/2022 12:30PM

**Project Number:** 40000345

**Project Title:** CBPS - NRB - Preservation

**Funding**

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000345	40000345
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:31PM

Project Number: 40000346

Project Title: CBPS - Campus - HVAC N2 Control Devices

**Description**

Starting Fiscal 2026  
Project Class: Preservation  
Agency Priority: 40

**Project Summary**

This project will develop and implement a plan to migrate from old technology Heating, Ventilation and Air Conditioning (HVAC) control devices to upgraded modern technology in Capitol Campus and other DES managed buildings in Thurston County.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

HVAC Metasys N2 control devices in the DES buildings in Thurston County are 30 to 40 years old and are no longer supported by vendors. Parts are still available, but they soon will not be. A migratory path for the future of the HVAC control systems needs to be designed and implemented.

These control devices are part of a Johnson Controls Inc. protocol that was used to bring together building automation devices onto that company's Building Management System. This protocol was an integral part of its building automation and has been the primary standard on the Capitol Campus for over 30 years. It has provided an effective means to control multiple devices and collect data, but the devices are now past their useful life.

These outdated N2 control devices are causing the following problems:

- Difficulty controlling temperature and lack of control at all locations. Over-pressure and under-pressure conditions that impact exterior door closure. Service interruptions and outages that are a disruption to tenants.
- Existing HVAC controls equipment and software are impacting system performance and DES' response time and troubleshooting. If devices aren't working properly, maintenance technicians must go to the site to manually make adjustments.
- Building systems operate inefficiently, increasing utility and maintenance costs.

There are approximately 20 DES buildings in Thurston County that need updated controls. The N2 controls include exhaust, supply and return fans that supply air to all of the Variable Air Volume units (VAVs) in every building. The devices control exhaust fans, chilled and hot water, lighting and in a few buildings, boilers. All buildings need upgraded Network Automation Engines (NAE) which are the brains of the systems. Some buildings having more than one NAE. All buildings need Application and Data servers (ADS) to trend temperatures of the spaces for historical data. Over 2,000 devices need to be replaced as part of this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Upgrades to DES building control systems will:

Upgrades to DES building control systems will:

- Audit the entire control system;
- Replace HVAC and lighting controls with new, standardized state-of-the-art technology;
- Replace non-standard control devices, software, programming;
- Identify and address disconnected HVAC equipment.

This project promotes energy efficiency, tenant comfort and efficiency, and asset preservation.

The project schedule is estimated to be:

Audit and Design August 2025 – June 2026

Construction August 2026 – June 2027

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:31PM

Project Number: 40000346

Project Title: CBPS - Campus - HVAC N2 Control Devices

#### Description

#### **3. How would the request address the problem or opportunity identified in question #1?**

The upgraded state-of-the-art control technology will better support temperature control in DES buildings. Parts will be supported, and the systems can be repaired as needed. Technicians will be able to not only see what the system is doing from their computers but will be able to control devices remotely. In addition, the new devices will provide energy efficiencies not available through current controls. The current control systems are failing to meet the needs of the tenants and will provide better comfort and enhanced work environments.

Funding this project will result in better control of the office space temperature and ventilation. The updated system will be more energy efficient, resulting in lower operating costs and a smaller carbon footprint.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

This project could be phased pending future planning and funding considerations.

The status quo is not viable, as the equipment is approaching obsolescence and replacement parts will soon be unavailable.

#### **5. Which clientele would be impacted by the budget request?**

Funding this project will result in better control of the office space temperature and ventilation throughout DES Thurston County buildings for all agency tenants.

Enterprise Services will work with agencies to plan and schedule the work to minimize tenant impacts as much as possible. Many of the controllers are located above the ceiling grids in occupied office areas, so some impact will be unavoidable, even if work is planned for after regular business hours.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No other funding is guaranteed, although there is a possibility of receiving some rebates from the projected energy savings.

no other funding is guaranteed, although there is a possibility of receiving some rebates from the projected energy savings.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:31PM

**Project Number:** 40000346

**Project Title:** CBPS - Campus - HVAC N2 Control Devices

**Description**

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The updated HVAC controls will improve the buildings' energy efficiency and decrease their carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs 19.27A.190 and 19.27A.210.

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	5,000,000				
	<b>Total</b>	<b>5,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	

OFM

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:31PM

Project Number: 40000346

Project Title: CBPS - Campus - HVAC N2 Control Devices

**Funding**

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State	5,000,000			
	<b>Total</b>	<b>5,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact



<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000346	40000346
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:36PM

Project Number: 40000347

Project Title: Kelso – South Building Roof Replacement

### Description

**Starting Fiscal** 2026  
**Project Class:** Preservation  
**Agency Priority:** 41

#### Project Summary

This project will replace the roof on the Kelso Building. The roof leaks and water infiltration have caused significant damage to the building interior. The project will promote safety, energy efficiency, tenant comfort, and asset preservation.

#### Project Description

##### 1. **Identify the problem or opportunity addressed. Why is the request a priority?**

In the Kelso Building, the roof membrane is degrading resulting in building damage. This project includes replacement and updating the insulation to meet future energy efficiency targets.

This request supports the capital priorities of DES by the following:

###### 1. Improving Health & Safety

· Comprehensive roof replacement will prevent mold growth and reduces the health risk to the employees, clients and visitors due to potential indoor air quality issues.

###### 2. Mitigating Risks

· Systematic roof replacement will limit the risk of continued damage to the building interior finishes and prevent structural damage. Additionally, the roof replacement will limit the risk of indoor air quality issues because of potential mold growth.

###### 3. Extending Facility Life/ Improving Facility Usability

· The roof replacement will extend the useful life of this facility.  
· This project will enhance energy efficiency of the facility.

##### 2. **What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request is for a predesign to explore options toward design and construction to renovate essential building systems, and to prepare for meeting new Energy mandate for 2027.

· RCW 19.27A Energy Performance Standard by the mandated deadline of 2027.  
· Chapter 194-50 WAC (Department of Commerce)

##### 3. **How would the request address the problem or opportunity identified in question #1?**

This project will resolve a long term, pervasive water intrusion issue due to roof issues on the Kelso Building. As a result, this building will be preserved and protected for current and future State office use.

This project is needed now because the building is experiencing water intrusion resulting in significant property and building damage. Previous repair efforts have had limited success. Protection of the building, its contents and its occupants requires a complete and systematic roof replacement.

Not funding this project will likely result in the following:

1. Continued or worsening water intrusion issues that will result in continued damage to the interior furnishings and finishes.
2. Extensive structural damage and potential mold growth and indoor air quality issues.
3. Potential non-compliance with RCW 19.27A Energy Performance Standard.

##### 4. **What alternatives were explored? Why was the recommended alternative chosen?**

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:36PM

Project Number: 40000347

Project Title: Kelso – South Building Roof Replacement

**Description**

The predesign phase of this project will identify any alternative strategies for this roof replacement.

**5. Which clientele would be impacted by the budget request?**

The Kelso Building is currently home to the state agencies Labor and Industries, Department of Social and Health Services, and the Department of Children Youth and Families. The existing water intrusions are significant and will likely continue to impact daily operations of these agencies.

This project will provide a safe work environment free from roof leaks, mold growth, and interior damage.

DES anticipates that the tenants will be impacted by reasonable construction noise and dirt. The project will involve work overhead and may require limited relocation of some staff for short durations. DES does not anticipate a need for swing space in order to complete this project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

This project supports:

- Governor’s Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or**

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:36PM

Project Number: 40000347

Project Title: Kelso – South Building Roof Replacement

Description

*improve energy efficiency? Please elaborate.*

This work will prepare the facility for RCW 19.27A Energy Performance Standard which becomes a requirement in 2027.

11. Is there additional information you would like decision makers to know when evaluating this request?

The predesign will provide a detailed analysis of needs, options and benefits which will preserve the facility and reduce more costly repairs.

Location

City: Kelso

County: Cowlitz

Legislative District: 019

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

Conforms to GMA requirements

Funding

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	1,620,000				
<b>Total</b>	<b>1,620,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1 State Bldg Constr-State	1,620,000				
<b>Total</b>	<b>1,620,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

### No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000347	40000347
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:38PM

Project Number: 40000348

Project Title: Cherberg - Foundation Drainage

**Description**

**Starting Fiscal** 2024  
**Project Class:** Preservation  
**Agency Priority:** 42

**Project Summary**

This project would correct the water intrusion into the occupied basement and continue the important preservation work for the Cherberg Building.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

The basement water intrusion has occurred since 2017. The existing footing drains are clay tile drains around the perimeter of the building and a portion of the footing drains have collapsed. There is also a sink hole that needs to be monitored. (See photos included below) on the north side of the Cherberg Building. Possibly collapsed footing drains are creating the sink hole. Currently there are garbage cans that are capturing the water leaking into the building (see photo included below). Completion of this project will correct the foundation drainage into the Cherberg Building basement.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project is scheduled for FY 25-27 and should be completed in one biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will correct the damaged footing drains. Reducing risk and will mitigate risks associated with a foundation failure and will extend the life of the building.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

**No Action** – Taking no action leads to continued basement leaks and further damages to property.

**Enhanced Maintenance** – Increasing maintenance efforts to prevent leakage for example is not desirable because the footing drains are in-ground.

**Preferred Alternative** – replace damaged footing drains at the Cherberg Building. And waterproof the basement walls.

**5. Which clientele would be impacted by the budget request?**

Cherberg Building tenants and other employees and visitors on West Campus will be impacted. Specifically, the Cherberg basement is occupied by the Legislative Support Services. There is a chronic leak in the rooms where electronic equipment is stored.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:38PM

Project Number: 40000348

Project Title: Cherberg - Foundation Drainage

## Description

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, to the Legislature.
- Goal #3 Sustainable energy & a clean environment by ensuring reduced leakage from sewer lines.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Increases the usability and functionality of the assets.
- Aligning with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection. This project supports the preservation of West Campus, and its historic landscape and monuments. It exemplifies the Capitol Master Plan Principles of preserving historical properties and managing the infrastructure systems to the highest standards.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following attached photos support the request:

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:38PM

**Project Number:** 40000348

**Project Title:** Cherberg - Foundation Drainage

**Description**

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprops	New Approps
057-1 State Bldg Constr-State	1,000,000				
<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1 State Bldg Constr-State	1,000,000				
<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000348	40000348
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:40PM

Project Number: 40000349

Project Title: West Campus - Lighting Fixture Restoration

**Description**

**Starting Fiscal** 2024  
**Project Class:** Preservation  
**Agency Priority:** 43

**Project Summary**

This project will restore the historic exterior lighting systems associated with the esplanade area of the Legislative Building. The overall scope will address exterior lighting improvements related to campus safety, along with critical stabilization treatments and upgrades to meet current building code.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Exterior Esplanade Lighting array consists of a variety of historic fixtures that are contributing features to the Legislative Building. Current considerations to address include:

- General poor condition of all fixtures
- Current polycarbonate lenses dirty and discolored (not original); can't exactly match material for replacement; inconsistent appearance
- Corroded rigid conduit and wiring
- 9/34 fixtures not functioning
- Not secured to plinths
- Several missing finials

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project is ultimately important for the long-term preservation of key historic lighting fixtures associated with the Legislative Building. In addition, this project will address comprehensive historic preservation, aesthetic, safety and security considerations, and specifically include the following:

- Restore function to all Exterior Esplanade Lighting fixtures
- Upgrade ballasts and lens
- Replace missing finials and access covers
- Secure attachment to plinths

This project is scheduled to be completed during the 2025-27 biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

Funding this project will allow for the restoration and retention of significant character defining lighting features of the Legislative Building Esplanade and perform critical upgrades to best meet responsibilities to campus security and asset stewardship.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the type of project, there are very limited alternatives.

This project is necessary to restore function, upgrade ballasts and lens, replace missing finials and access covers, securely

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:40PM

Project Number: 40000349

Project Title: West Campus - Lighting Fixture Restoration

**Description**

attach to plinths

**5. Which clientele would be impacted by the budget request?**

As the majority of the restoration work involved can be performed in a shop environment, impact to clientele is projected to be minimal.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the 2006 Master Plan for the Capitol of the State of Washington, specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope for this restoration is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

N/A

9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*  
N/A

10. *How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

N/A

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:40PM

**Project Number:** 40000349

**Project Title:** West Campus - Lighting Fixture Restoration

**Description**

*11. Is there additional information you would like decision makers to know when evaluating this request?*

See attached photos

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,000,000				
	<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	1,000,000				
	<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000349	40000349
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:42PM

Project Number: 40000350

Project Title: CBPS - Cherberg - HVAC

### Description

Starting Fiscal 2026  
Project Class: Preservation  
Agency Priority: 44

#### Project Summary

This project will replace the heating, ventilation, and cooling (HVAC) system in the Cherberg building.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

There are two air supply fans serving the building. One of the fans failed and was replaced December 2021 prior to the legislative session. The second supply fan is the same vintage and will need to be replaced. In addition, the HVAC system is past its useful life and needs to be replaced.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Project is scheduled for design and bidding FY 25-27. And construction completion FY 27-29.

**3. How would the request address the problem or opportunity identified in question #1?**

The HVAC system is obsolete and may soon fail, causing a risk to health and safety for building occupants.

This project will help preserve the asset and is a priority for the life and safety of the occupants for health and safety and continuity of operations for building occupants.

The risk of not funding this HVAC project would result in ongoing repair and replacement costs, inefficiencies and decreased asset life.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative is to replace the HVAC system as it fails. However, this leads to higher operating costs and inconvenience for the building occupants and the risk of life safety violations.

**5. Which clientele would be impacted by the budget request?**

The Senate and caucus staff who occupy the building, Capitol Campus employees as well as regular community visitors and stakeholders will all benefit from the vital preservation of this historic building. The building is an important part of the historic West Capitol Campus, and the HVAC project is important for life safety requirements and operational efficiency.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:42PM

Project Number: 40000350

Project Title: CBPS - Cherberg - HVAC

**Description**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

May be determined during design.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

-

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**  
 Conforms to GMA requirements

**Funding**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:42PM

Project Number: 40000350

Project Title: CBPS - Cherberg - HVAC

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	2,104,000				
<b>Total</b>	<b>2,104,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1 State Bldg Constr-State	250,000	1,854,000			
<b>Total</b>	<b>250,000</b>	<b>1,854,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000350	40000350
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:52PM

Project Number: 40000351

Project Title: Heritage Park - Preservation &amp; Improvements

### Description

Starting Fiscal 2028  
 Project Class: Preservation  
 Agency Priority: 45

#### Project Summary

Heritage Park's continued development will unfold in phases over three biennia. The improvements will follow a master-planning effort scheduled for the 27-29 biennium, intended to refresh and update the park's original planning.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

Heritage Park remains unfinished over 20 years after its groundbreaking in April 1998.

Following official groundbreaking, the State completed foundational capital improvements for the North Capitol Campus to create the base physical layout of Heritage Park. However, the intended features that convey the heritage of our state, create a distinct sense of place, and support lively and diverse uses, are missing. These features include:

- Arc of Statehood – additional work is necessary to complete the Western Washington Inlet and the planned Eastern Washington Butte.
- Capitol Amphitheater - This amphitheater would be located near where Lake fair is conducted (corner of 7th Avenue and Water Street).
- Children's Play Area – This play area would be where the current restrooms and Parks Operations and Maintenance room is located.
- Olympic Green – This would be located near the corner of Water Street and 5th Avenue.

Heritage Park remains a nice but undistinctive park, falling short of goals the State embraced at groundbreaking in 1998.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

The 1991 Master Plan for the Capitol of the State of Washington envisioned a cohesive and elegant northward-extending park space connecting the Capitol Campus to the City of Olympia and to Puget Sound. However, that design vision called for more than simply a public green space.

The State's Heritage Park is intended to "symbolically connect the people of Washington to their state government and their common heritage." (Heritage Park Predesign, 1994). From the very start, the park was envisioned to feature "interpretive displays and other elements that celebrate the state's culture, history, and environment".

The Heritage Park Preservation and Improvements Project is intended to design and construct the "missing features" identified in the master plans as well as enhance the existing park features, such as the pathways and amenities.

This project is intended to form a cohesive foundational package for advancing Heritage Park and its environs as a tourist destination and an integral part of the State Capitol Campus. The proposed improvements respond to community expectations and directly support program development by providing visitors amenities at Heritage Park.

The project will preserve and enhance the park as well as add the missing features described above. This will require more resources to manage and maintain the Park.

This project is a priority because left unfinished, the State's investment is under-served, and the park does not meet its potential. It is not recognizable as a part of the Capitol Campus. It fails to connect over 500,000 visitors to the Capitol Campus to their shared heritage or showcase that heritage to visitors from beyond our state as the Park was intended to do.

The following is a general development plan subject to adjustment in the 27-29 planning process and subsequent funding requests: 27-29 Biennium:

- A detailed planning effort in the 27-29 biennium will refresh the park's 25-year old Master Plan and lay out a logical sequence and priorities for Park completion when the Capitol Lake-Deschutes Estuary Environmental Impact Statement



## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:52PM

Project Number: 40000351

Project Title: Heritage Park - Preservation &amp; Improvements

**Description**

(EIS) is completed and design in underway on the preferred alternative for long-term management of the waterbody.

- Coordination with the City of Olympia in determining how to incorporate Sea Level Rise Mitigation Strategies into the Heritage Park Plan.

29-31 Biennium:

- Design and construct new public restrooms on 7th Avenue to replace old restrooms on Water Street. Existing restrooms are substandard.
- Design and construct pedestrian and bicycle pathways, associated amenities, and landscaping.
- Install additional security cameras around the Park.
- Plan and construct the Eastern Washington Butte (concepts were presented and discussed in the 17-19 biennium).

31-33 Biennium:

- Design and construct the Olympic Green a formal, rectangular and open event space designed on a civic scale not unlike the National Mall, following the axis from the City's Heritage Park Fountain toward the Capitol dome.
- Design and construct the Lawn Amphitheater, to accommodate outdoor performances and gatherings.
- Evaluate the need to design and construct the "Children's Playground". City currently has a water park across 5th Avenue that embodies the concept of a children's playground. Update the plans accordingly.

Heritage Park will be included in the focus of a number of initiatives in the next few biennia, including the results of the Capitol Lake EIS and further actions to mitigate sea level rise impacts on the park and downtown Olympia. It is critical to begin the planning process to accommodate these initiatives.

**3. How would the request address the problem or opportunity identified in question #1?**

The 1991 Master Plan for the State Capitol envisioned a cohesive and elegant northward-extending park space connecting the Capitol Campus to the City of Olympia and to Puget Sound. However, that design vision called for more than simply a public green space. The 2006 Capitol Master Plan specifically identified the importance of the parks-Heritage, Marathon and the Interpretative Center to the Capitol Campus.

The State's Heritage Park is intended to "*symbolically connect the people of Washington to their state government and their common heritage.*" (Heritage Park Pre-design, 1993) From the very start, the park was envisioned to feature "*interpretive displays and other elements that celebrate the state's culture, history, and environment*" (Ibid).

This project is intended to form a cohesive foundational package for advancing Heritage Park and its environs as a tourist destination and an integral part of the State Capitol Campus. The proposed improvements respond to community expectations and directly support program development by providing visitor services foundational amenities at Heritage Park.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action - Left unfinished, the State's investment is under-served, and the park fails to meet its potential. It is not recognizable as a part of the Capitol Campus. It fails to connect our citizens to their shared heritage or showcase that heritage to visitors from beyond our state.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:52PM

Project Number: 40000351

Project Title: Heritage Park - Preservation &amp; Improvements

**Description**

Heritage Park will never achieve its envisioned potential for statewide public benefit or fully exploit its educational and recreational value, despite the significant statewide cost to develop it. Heritage Park will function as a disconnected open space rather than a part of Capitol Campus, lacking a coherent theme(s), content, and basic amenities and infrastructure to support visitors. Heritage Park will fail to generate tourism, increase cultural and recreational opportunities for the public or rise to any significant level of cultural, symbolic or aesthetic importance.

Heritage Park remains a nice but undistinctive park, falling short of goals the State embraced at groundbreaking in 1998 and reaffirmed with successive funding and investment.

Incremental Improvements – This is the preferred alternative in that with the uncertainty of the results of the Capitol Lake EIS and decisions flowing from that, it is appropriate to develop and implement a phased approach to the development of Heritage Park embodying flexibility.

Complete development as quickly as possible – This approach does not take into account the impacts of potential decisions based on the results of the EIS. More clarity will evolve as that project moves into its design and permitting phase.

**5. Which clientele would be impacted by the budget request?**

The Capitol Campus receives over 500,000 visitors each year, many of whom also visit our parks. Many more West Campus visitors, as well as other tourists to Olympia could be expected to visit Heritage Park in the future if it offered the attractions of a true extension of the Capitol Campus, with heritage and interpretive features. In addition, the Park would be used more frequently by the local community.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This request works to implement the vision first described in the 1991 Master Plan for the Capitol of the State of Washington, and subsequent Master Plan updates. (The 2006 Capitol Master Plan specifically identified the importance of the parks-Heritage, Marathon and the Interpretative Center to the Capitol Campus). These in turn are derived from design concepts illustrated by the original State Capitol architects in 1911 and the 1928 Olmstead landscape plan.

The project supports the Governor's Strategic Framework goals: Prosperous Economy through increased tourism; Sustainable Energy and a Clean Environment and for Healthy and Safe Communities, by providing a world-class park facility and outdoor recreational resource.

The project supports agency strategic direction in its support for a vision of "enabling government to best serve the people of Washington," and delivering excellence, with cost-effective and integrated solutions.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including**

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:52PM

Project Number: 40000351

Project Title: Heritage Park - Preservation & Improvements

**Description**

*expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*  
N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**  
NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**  
This project is linked to the 721 Columbia Street Building Demolition Project. 721 Columbia Street Building is part of Heritage Park. This site has been identified as a potential site to relocate the current DES Grounds staff and WSP daily operations from the back side of the Heritage Park Restrooms Building should the restroom building be redeveloped or to separate the daily park operations from public restrooms and visitor park amenities. The initial planning effort in this project will further explore these options.  
References:  
*State Capitol Heritage Park: Concept Feasibility Study*, Jones and Jones, 1986.  
*Heritage Park Implementation Strategy*, Jones and Jones, 1988.  
*Heritage Park: The Capitol Green-A Celebration of Washington's Heritage: Final Predesign Study*. Portico Group and SWA Group, 1994.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	11,642,000				
	<b>Total</b>	<b>11,642,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State		3,729,000	7,913,000	
<b>Total</b>	<b>0</b>	<b>3,729,000</b>	<b>7,913,000</b>	<b>0</b>

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 5:52PM

**Project Number:** 40000351

**Project Title:** Heritage Park - Preservation & Improvements

**Funding**

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000351	40000351
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:54PM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

### Description

Starting Fiscal 2028  
 Project Class: Program  
 Agency Priority: 46

#### Project Summary

This project will install a (Class A) reclaimed water main to the Capitol Campus for irrigation, and incrementally converting irrigation and other non-potable uses to abundant reclaimed sources. This is a good neighbor project and reduces the Capitol Campus use of potable water allowing water to be reallocated to others served by LOTT.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Campus contains approximately 486 acres and over 4.2 million square feet of state-owned facilities and utilizes approx. 420,000 gallons of potable water each year for irrigation. Fresh, clean, potable water is currently used for a variety of functions throughout the campus, except for the park lands around Capitol Lake which use reclaimed water for non-potable functions. Bringing reclaimed water to the Capitol Campus will provide a 30 percent reduction to the cost of water for irrigation, power washing, and toilet flushing. (Based on the Interagency Agreement with the City of Olympia, using reclaimed water provides 30% credit per gallon for reclaimed water use). This opportunity can be seized by extending supply lines over three biennia and completing plumbing upgrades in campus buildings.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This request is for the 27-29 Biennium. Additional funding will be needed for future work to continue and be completed within three biennia:

27-29 Biennium – Extend supply lines from 7th and Columbia to Sylvester Park and the Old Capitol Building. Make connections and any necessary upgrades.

29-31 Biennium - Extend supply lines from 7th and Columbia to West Campus. Make connections and any necessary upgrades.

31-33 Biennium - Extend supply lines from West Campus to East Campus. Make connections and any necessary upgrades, including connection to the dual-plumbed Transportation Building.

##### 3. How would the request address the problem or opportunity identified in question #1?

Bringing abundant reclaimed water to the Capitol Campus for irrigation is an opportunity for significant operational savings and environmental leadership. In addition to the irrigation demands, water is also used on West Campus to supply the Tivoli Fountain. It is possible that the fountain could also be supplied by reclaimed water. Also referenced in the Capitol Campus Reclaimed Water Assessment, Gray and Osborne, 2015 are opportunities and benefits to bringing reclaimed water to the Campus.

##### 4. What alternatives were explored? Why was the recommended alternative chosen?

No Action--Not taking action, or deferment of this project, prevents a 30 percent savings on irrigation, as well as the opportunity to demonstrate responsible stewardship of finite resources.

# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:54PM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

## Description

**Phased Reclaimed Water Line (Preferred Approach)** - A phased approach over three biennia, as outlined earlier is the preferred approach.

Reduction in Scope – Reducing the number of supply lines to be constructed. For example, not constructing the line to Sylvester Park and Old Capitol Building.

### **5. Which clientele would be impacted by the budget request?**

All campus users are affected by this multi-biennium project, as are the City of Olympia and the LOTT Clean Water Alliance. Currently the Transportation Building boasts dual plumbing in anticipation of reclaimed water for non-potable uses. This project would allow the state to take advantage of that prior investment.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

This project relies upon the appropriation of state resources. Non-state funding is likely through partnership with the LOTT Alliance and the City of Olympia. The extension of reclaimed water to Heritage Park was achieved through shared costs and partnership with LOTT and City of Olympia. The extension of service to the campus can serve as a stepping stone to additional downstream customers.

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #3 Sustainable energy & a clean environment by reducing water consumption.

This project supports DES' goals and policies by:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Aligning with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection. DES expects that the implementation of this project will help improve agency performance by reducing the cost of water consumption on campus.

### **8. For IT-related costs:**

No.

### **9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

### **10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:54PM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

**Description**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

There will be some design and coordination planning with the following projects:

1. West Campus Irrigation System Replacement (subproject of 30000809)

The irrigation system on West Campus is based on old, cast iron irrigation piping that would need to be replaced prior to converting the system to reclaimed water.

2. East Campus Irrigation System Replacement (subproject of 30000809)

Some additional modifications would be necessary to the East Campus irrigation system to fully utilize reclaimed water.

The following studies, reports and analysis support this request:

- *Implementation of Reclaimed Water Use: 2007 Report to the Governor and State Legislature.* Department of General Administration, 2007.
- *Capitol Campus Reclaimed Water Assessment.* Gray and Osborne, 2015.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps

057-1 State Bldg Constr-State	6,969,000				
<b>Total</b>	<b>6,969,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
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OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:54PM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

**Funding**

	Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State		6,969,000		
<b>Total</b>	<b>0</b>	<b>6,969,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000352	40000352
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:55PM

Project Number: 40000353

Project Title: CBPS - Yakima - Replace HVAC Ductwork

**Description**

**Starting Fiscal** 2028  
**Project Class:** Preservation  
**Agency Priority:** 47

**Project Summary**

This project will remove deteriorating fiberboard HVAC system ducts and replace them with sheet metal ducting. The existing fiberboard ductwork is failing above the ceiling.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Yakima Building is a brick, three-story office building with an original fiberboard HVAC duct system installed in 1985. The fiberboard duct is deteriorating above the ceiling, and when the duct falls or breaks loose falling on the ceiling, indoor air quality is impacted. The ducting is no longer sealed and leaks significantly, resulting in severe inefficiency in the system. Falling fiberboard is a safety hazard should the board fall through the ceiling onto occupants. This condition will continue until the duct system is replaced. This project will remove the existing duct system and install new sheet metal HVAC ducting throughout the building. This project will remove fiberboard HVAC duct system and replace it with new sheet metal HVAC ducting throughout the building. Replacing with sheet metal will improve the efficiency of the building and provide a higher degree of control and comfort for the tenants.

This project improves health safety by providing clean air quality for the staff and extends the life of multiple HVAC components.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

These project funds will remove the fiberboard HVAC duct system and replace it with new sheet metal HVAC ducting throughout the building. In addition to enhancing tenant safety, the replacement sheet metal ductwork will improve the efficiency of the building and provide a higher degree of control and comfort for the tenants.

Project Timeline is anticipated to be:

Design: August – December 2027

Construction: March – November 2028

This project cannot be phased once construction begins. The ductwork is one continuous system.

**3. How would the request address the problem or opportunity identified in question #1?**

Funding this project will remove the failing, disintegrating fiber board HVAC duct system and replace it with new sheet metal HVAC ducting throughout the building. In addition to enhancing tenant safety, the replacement sheet metal duct work will improve the efficiency of the building and provide a higher degree of control and comfort for the tenants.

This project is important, as staff safety is at risk. Additionally, without the duct system, the HVAC system will not function correctly. The risk and consequence of delaying this work is continued deterioration. If pieces of the fiber board ducting fall, it has the potential to cause injury.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:55PM

Project Number: 40000353

Project Title: CBPS - Yakima - Replace HVAC Ductwork

## Description

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

During the design phase of this project, the team will review optional approaches to resolving the issue.

To do nothing is a risk alternative due to the continuing degradation of the existing ductwork, compromised air quality and safety risk to tenants, and higher than necessary energy costs.

### **5. Which clientele would be impacted by the budget request?**

The fiberboard ductwork in the building is deteriorating above the ceiling. When the duct falls or breaks loose, the damaged pieces fall on top of the ceiling tile and these damaged pieces have the potential to injure the tenants. Additionally, the building's indoor air quality is negatively impacted because the fan system has difficulty sustaining the appropriate duct pressure to ventilate the office spaces appropriately. The new ductwork will result in improved indoor air quality, better temperature and ventilation control, and enhanced safety. Additionally, the sheet metal ductwork will be significantly more durable and will result in an enhanced life expectancy of the HVAC system

The new ductwork will result in improved indoor air quality, better temperature and ventilation control, and enhanced safety.

Tenants will experience some moderate disruption in their work area due to the work going on in their workspace. The project design will work to minimize these impacts and disruptions. DES does not anticipate the need for swing space, but any swing space requirement will be determined during the project design.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, DSHS and DCYF.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

- DES Facility Management strategies of:

- o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- o security and safety improvements on the Capitol Campus in accordance with the Security Study;

- o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

- o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

### **8. For IT-related costs:**

N/A

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 5:55PM

Project Number: 40000353

Project Title: CBPS - Yakima - Replace HVAC Ductwork

Description

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions. N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project will significantly improve the efficiency of the HVAC system and result in less energy consumption and lower impact to greenhouse gasses.

11. Is there additional information you would like decision makers to know when evaluating this request?

Location

City: Yakima

County: Yakima

Legislative District: 015

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

Conforms to GMA requirements.

Funding

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprops	New Approps
057-1 State Bldg Constr-State	1,010,000				
<b>Total</b>	<b>1,010,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State		1,010,000		
<b>Total</b>	<b>0</b>	<b>1,010,000</b>	<b>0</b>	<b>0</b>

## Operating Impacts

### No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000353	40000353
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:02PM

Project Number: 40000354

Project Title: Campus - Electrical Panel Audit and Panel Upgrades

### Description

Starting Fiscal 2028  
 Project Class: Preservation  
 Agency Priority: 48

#### Project Summary

This project will complete an audit of Capitol Campus electrical panels, including a condition assessment, updated electronic branch drawings, and prioritized recommendations for repairs and upgrades. This will be followed by a request to fund design and construction of priority upgrades to enhance functionality and safety.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

Electrical panels on the Capitol Campus often have outdated information and need to be audited. Electronic branch drawings are out-of-date and need to be traced and documented. The panels are also physically past their useful life and many need to be upgraded or replaced.

This is a life/safety issue for campus electricians who often have outdated or no drawings and incorrect breaker identification lists.

This is an urgent need for the Campus Electrical Team.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will complete an audit to understand and prioritize needed life/safety upgrades to Capitol Campus electrical panels. This request will include a full audit, updated electronic branch drawings and a report of prioritized recommendations for repairs and upgrades that will be requested as a follow-up to this project.

This project schedule is estimated to be:

Audit of all buildings: August 2027 – June 2029

Group #1, per priorities of the audit:

Design August 2029 – January 2030

Construction March 2030 – June 2031

Group #2, per priorities of the audit:

Design August 2031 – January 2032

Construction March 2032—June 2033

##### 3. How would the request address the problem or opportunity identified in question #1?

An audit of Capitol Campus electrical panels, including a condition assessment, updated electronic branch drawings, and prioritized recommendations for repairs and upgrades will provide a place to begin improving electrical safety and functionality. Design and construction of the high priority work can then be done through a comprehensive or phased approach under a follow-up request.

##### 4. What alternatives were explored? Why was the recommended alternative chosen?

Alternatives will be further determined following the audit when conditions are more fully understood and documented. The audit could also be done in two phases to better balance the number of panels that can reasonably be assessed within one biennium.

Status quo is not a viable alternative as it poses a life/safety risk for campus electricians and a risk of failure for campus tenants.

status quo is not a viable alternative as it poses a fire/safety risk for campus electricians and a risk of failure for campus tenants.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:02PM

Project Number: 40000354

Project Title: Campus - Electrical Panel Audit and Panel Upgrades

### Description

**5. Which clientele would be impacted by the budget request?**

This project presents an opportunity to make measurable improvements to the working conditions for maintenance staff on the Capitol Campus by improving the safety of the electrical panels. It will also improve the panels functionality and reliability for tenants and visitors of campus buildings.

Tenants may need to adapt somewhat as the audit will require tracing circuits to adequately document the branch drawings.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government.
- Goal #3 Sustainable energy & a clean environment by improving energy efficiency.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
 NA

OFM

179 - Department of Enterprise Services  
 Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:02PM

Project Number: 40000354

Project Title: Campus - Electrical Panel Audit and Panel Upgrades

**Description**

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	25,000,000				
	<b>Total</b>	<b>25,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State		5,000,000	10,000,000	10,000,000	
	<b>Total</b>	<b>0</b>	<b>5,000,000</b>	<b>10,000,000</b>	<b>10,000,000</b>	

**Operating Impacts**

No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000354	40000354
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:04PM

Project Number: 40000355

Project Title: Cherberg - Exit Lights

### Description

Starting Fiscal 2028  
Project Class: Preservation  
Agency Priority: 49

#### Project Summary

This project will replace aged exit lights in the Cherberg building.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The existing exit lights are past their useful life. These lights are necessary for life safety and are a code requirement for safe building egress.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will replace aged exit lights in the Cherberg building.  
Project is scheduled FY 27-29. And can be completed in one biennium.

**3. How would the request address the problem or opportunity identified in question #1?**

Exit lighting components are aging and may soon fail, causing a risk to health and safety for building occupants. This project will help preserve the asset and is a priority for the life and safety of the occupants. Risk of not funding this project would result in on going repairs and replacement costs.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative is to replace the exit lights as they fail. However this leads to higher operating costs and inconvenience for the building occupants and also the risk of life safety violations.

**5. Which clientele would be impacted by the budget request?**

The Senate and caucus staff who occupy the building, Capitol Campus employees as well as regular community visitors and stakeholders will all benefit from the vital preservation of this historic building. The building is an important part of the historic West Capitol Campus and exit lights are important for life safety and code requirements.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:04PM

Project Number: 40000355

Project Title: Cherberg - Exit Lights

**Description**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

May be determined during design.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

-

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:04PM

Project Number: 40000355

Project Title: Cherberg - Exit Lights

**Description**

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	1,850,000				
<b>Total</b>	<b>1,850,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1 State Bldg Constr-State		1,850,000			
<b>Total</b>	<b>0</b>	<b>1,850,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000355	40000355
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:06PM

Project Number: 40000356

Project Title: Old Cap - Restroom Upgrade

### Description

Starting Fiscal 2028  
 Project Class: Preservation  
 Agency Priority: 50

#### Project Summary

This project will address necessary upgrades to the restroom facilities at the Old Capitol Building. The restroom fixtures, countertops, and plumbing fixtures are decades old, and all restroom spaces are in need an overall interior upgrade.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The restroom facilities are in overall poor condition, which creates challenges to maintaining a safe and clean environment. This request is a priority due to the worsening conditions of the restroom facilities, and the increasing costs of building materials, construction services.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

Funding this request will create new and upgraded restroom facilities for the Old Capitol Building to meet modern building code and provide interior restroom spaces to meet the needs of the next century.

This project will be conducted during the 2027-29 biennium and could be a phased project to allow for the completion of all restrooms while minimizing impacts to clientele.

##### 3. How would the request address the problem or opportunity identified in question #1?

Funding this project will compensate for decades of deferred maintenance and complete comprehensive restroom facility upgrades to the historic Old Capitol Building.

##### 4. What alternatives were explored? Why was the recommended alternative chosen?

The observably outdated conditions of the restroom facilities provide little alternative but to conduct a comprehensive upgrade of all fixtures and features to provide a clean and safe environment. These upgrades will also provide update to modern building code and establish new restroom facilities to meet contemporary need and function.

##### 5. Which clientele would be impacted by the budget request?

As the primary tenant, the Washington State Superintendent of Public Instruction office and the visiting public would benefit most from the restroom upgrades.

##### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:06PM

Project Number: 40000356

Project Title: Old Cap - Restroom Upgrade

**Description**

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the 2006 Master Plan for the Capitol of the State of Washington, specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

N/A

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Please see attached photo:

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:06PM

Project Number: 40000356

Project Title: Old Cap - Restroom Upgrade

**Description**

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	1,100,000				
<b>Total</b>	<b>1,100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33	
057-1 State Bldg Constr-State		1,100,000			
<b>Total</b>	<b>0</b>	<b>1,100,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000356	40000356
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:07PM

Project Number: 40000357

Project Title: CBPS - HLB - Preservation

### Description

Starting Fiscal 2032  
 Project Class: Preservation  
 Agency Priority: 51

#### Project Summary

This project will fund design and construction to complete preservation work on the Highway-License Building. The scope of work will include: replacing the failed plumbing system, updating the obsolete HVAC electrical windows with energy efficient systems, increasing the seismic strength and modernizing the workplace and building security.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

This is a comprehensive preservation project to update all building systems in the Highway-Licenses Building. The Highway-License Building was constructed in 1962. While the primary HVAC mechanical systems were updated within the last 15 years, the Variable Air Volume (VAV) and HVAC distribution system are at the end of their life expectancy. The lighting system currently includes T8 fluorescent tubes. In recent years, the building has experienced major plumbing issues that resulted in significant damage and detrimental impact to tenant operations. The windows are original to the building and need to be replaced with energy efficient windows.

This project will:

- Update or replace the outdated portions of the HVAC system including the air distribution and VAV boxes;
- Update the lighting and lighting controls to the current technologies;
- Repair and/or replace failing plumbing components;
- Repair, replace and/or update the electrical system and components;
- Update the interior office space so as to incorporate the modern workspace design and the current security technologies and design;
- Replace the windows with energy efficient windows.
- Consideration would be given to improving the seismic strength to ensure continuous safe operation of the building.

This project is a priority because this building was constructed in 1962 and the building components are past their life expectancy. In order to maintain the asset value and in good functioning condition, the systems must be updated or replaced.

This project mitigates risks and improves life/safety by replacing deficient building systems. Upgraded systems will reduce maintenance, energy and other operating costs, while supporting sustainable energy and clean environment objectives. The project will extend the building's life and improve its usability for occupants into the future.

Recent years the building has experienced significant plumbing issues that resulted in major damage and detrimental impact to tenant operations. The sewer lines could be a potential health and safety issue in the event the sewer lines fail again.

##### 2. What will the request produce or construct (i.e., pre-design or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This funding request is for pre-design work in 2029 – 31.

The estimated project timeline:

2031 – 33 Predesign

2033 – 35 Design

2035 – 37 Construction

The predesign would inform whether phasing is possible for this preservation project.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:07PM

Project Number: 40000357

Project Title: CBPS - HLB - Preservation

### Description

#### **3. How would the request address the problem or opportunity identified in question #1?**

This project will:

- Update or replace the outdated portions of the HVAC system including the distribution and VAV boxes.
- Update the lighting and lighting controls to the current technologies.
- Repair and/or replace failing components.
- Repair, replace and/or Update the electrical system and components.
- Update the interior office space so as to incorporate the modern workspace design and the current security technologies and design.
- Replace the windows with energy efficient windows.

This building was constructed in 1962 and the building components are at or past their life expectancy. In order to maintain the asset value and in good functioning condition, the systems must be updated or replaced in a methodical fashion.

Without rehabilitation, major building systems are certain to fail. Tenant health will be at risk due to mold and seepage issues and the building will continue its declining status as an expensive, under-performing, and inefficient facility. The building will not meet the Governor's goals for energy efficiency.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives will be explored during the predesign phase.

#### **5. Which clientele would be impacted by the budget request?**

This project may require the tenants relocate temporarily. These relocations may be to other areas of the building or possibly to a swing space. The predesign will examine alternatives for these relocations.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

Goal 1: Efficient and Effective Government Operations



- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, DSHS, DCYF and L&I.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

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**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 6:07PM

**Project Number:** 40000357

**Project Title:** CBPS - HLB - Preservation

### Description

o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

This project will significantly improve energy efficiency. The most notable opportunities to improve energy efficiency include lighting upgrades, lighting control upgrades, improved HVAC, and building control systems.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	40,806,000				
<b>Total</b>		<b>40,806,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:07PM

Project Number: 40000357

Project Title: CBPS - HLB - Preservation

**Funding**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				40,806,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,806,000</b>

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000357	40000357
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:09PM

Project Number: 40000358

Project Title: CBPS - Archives - Building Renovation

### Description

Starting Fiscal 2032  
 Project Class: Preservation  
 Agency Priority: 52

#### Project Summary

This request proposes to renovate the Archives Building by replacing and updating building systems including, but not limited to: fire system, security system, HVAC system, electrical lighting, and plumbing.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The building systems are failing, obsolete, and have exceeded their useful life, requiring replacement to maintain a standard for use by state agencies. The existing HVAC equipment and components are outdated and inefficient, requiring total replacement. The lighting designs within the building are obsolete, ineffective, and require additional ongoing maintenance. The outdated plumbing, piping, and equipment are failing, and replacement parts are unavailable.

This project addresses the failing building systems and ensures a safe and healthy indoor environment for continuous operations of state government. This project also is an opportunity to address obsolete building systems, add additional security devices and bring the building up to required standards so that state agencies can reuse it.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project addresses the failing building systems, and ensures a safe and healthy indoor environment for continuous operations of state government. This project is the opportunity to address obsolete building systems, add additional security devices and bring the building up to required campus standards.

The estimated project timeline.

- 2031 – 33 Pre-Design
- 2033 – 35 Design
- 2035 – 37 Construction

The pre-design will identify alternatives for phasing the project.

##### 3. How would the request address the problem or opportunity identified in question #1?

This 1964 structure is unique in that it was envisioned as an archival building, and nearly the entire building is below ground level. This project will renovate or replace obsolete and aging major building systems. It will address the needs for preservation, including upgrading the fire system, security system, HVAC system, electrical lighting, and plumbing.

It is critical to keep the HVAC operational to maintain a controlled temperature environment to preserve and safeguard archived information storage.

This project promotes:

- Safety,
- Energy efficiency,
- Tenant comfort and efficiency, and
- Asset preservation.

##### 4. What alternatives were explored? Why was the recommended alternative chosen?

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:09PM

Project Number: 40000358

Project Title: CBPS - Archives - Building Renovation

**Description**

The Pre-Design will identify alternatives.

**5. Which clientele would be impacted by the budget request?**

During the predesign planning, scope and schedule of work will include participation and coordination with tenant (Secretary of State) for early planning. Impacts to the tenant will be construction activity and noise. Any swing space needs will also be under consideration during the predesign.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The new building systems will be much more energy efficient resulting in a smaller carbon footprint. Additionally, this will

OFM

# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:09PM

Project Number: 40000358

Project Title: CBPS - Archives - Building Renovation

## Description

provide an opportunity to engineer the systems in such a way that the systems complement one another and maximize their efficiencies.

### 11. Is there additional information you would like decision makers to know when evaluating this request?

The Secretary of State (current occupants of the Archives Building) is considering to consolidate locations into a larger facility. If Secretary of State moves out, it is recommended that this project be completed during building vacancy to maximize on project cost savings.

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Remodel/Renovate/Modernize (Major Projects)

### Growth Management impacts

Conforms to GMA requirements

## Funding

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	9,898,000				
<b>Total</b>	<b>9,898,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33	
057-1 State Bldg Constr-State				9,898,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,898,000</b>	

## Operating Impacts

No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000358	40000358
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:11PM

Project Number: 40000359

Project Title: CBPS - Dolliver - Critical Building Repairs

### Description

Starting Fiscal 2032  
 Project Class: Preservation  
 Agency Priority: 53

#### Project Summary

This request will address critical repairs and upgrades to the historic 1914 Dolliver Building, including replacing and upgrading the HVAC systems, replacing the boiler (original to the building), repairing building exteriors, completing recommended seismic upgrades, and providing other building upgrades.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

Complete phased repairs to the historic Dolliver Building, a 23,400 square foot building, which was constructed in 1912 to serve as the Olympia Post Office. Following a major renovation in 2000, it became home to the Secretary of State's Corporations Division. The "2012 Investment Grade Audit for the Dolliver Building Energy Upgrades" that was conducted by University Mechanical recommended replacing the original 100-year-old boiler and upgrading the HVAC system. The boiler was converted from coal to natural gas at some point, but given the age of the boiler and the modified heat source, the combustion efficiency is very low by today's energy standards. The water source heat pumps were installed in 1999. There is an opportunity to greatly improve energy efficiency and performance, tenant comfort, and reduce utility costs through replacement.

In 2018, Sargent Engineers, Inc. completed the "Structural Calculations for Dolliver Building Seismic Evaluation." The report included a number of recommendations to improve the strength of the building and its performance in the event of an earthquake.

The Secretary of State Corporation's office plans to relocate to a new facility in Tumwater. This facility is in design and expected to be complete around mid-2025. The vacancy in the Dolliver Building will provide an ideal time to rehabilitate the building and upgrade its systems.

This project will address the following building components:

- Upgrade HVAC system
- Replace century-old boiler for energy efficiency and performance
- Implement seismic improvements included in the December 2018 report
- Repair terrazzo floor
- Exterior
- Plan and construct tenant improvements for new tenant
- Fire/life safety upgrades

Exterior preservation of the building will address drainage problems, replace the existing roof, and clean and repair exterior cladding and mortar. The scope of this project was initially phased across two biennia, but the opportunity to do all HVAC in one biennium while the building is vacant to optimize contractor efficiency and eliminate impact to a tenant in occupied space supported the decision to combine the two efforts.

This project supports the preservation of an asset:

- Upgrading the HVAC system will reduce operating and energy costs with a more efficient and controllable system.
- Replace century-old boiler for energy efficiency and performance
- Repair terrazzo floor for safety needs
- Implement seismic improvements included in the December 2018 report

- Exterior preservation
  - Plan and construct tenant improvements for new tenant
- This project will include planning and construction of targeted tenant improvements for a new tenant and will improve the strength of the building and improve its performance in the event of an earthquake.

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:11PM

Project Number: 40000359

Project Title: CBPS - Dolliver - Critical Building Repairs

### Description

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will:

- Upgrade the HVAC system to reduce operating and energy costs with a more efficient and controllable system.
- Replace century-old boiler for energy efficiency and performance.
- Repair terrazzo floor for safety needs.
- Implement seismic improvements included in the December 2018 report.
- Complete exterior preservation needs.
- Plan and construct tenant improvements for new tenant.

The estimated project timeline:

- Design August 2031 – January 2032
- Construction January 2032 – June 2033

While this project could potentially be phased, doing so would result in missed opportunity to maximize the value of working in a vacant building. Additionally, a phased approach could result in far greater impact to the future tenant and possibly an extended period of building vacancy. It is anticipated that this project will be completed in one biennium.

**3. How would the request address the problem or opportunity identified in question #1?**



The following improvements, repairs and upgrades will extend the building's life and make it ready for its next agency tenant. These repairs will also reduce operating costs, reduce maintenance costs, reduce greenhouse gas emissions, increase performance and preserve this historic building.

· Exterior preservation: Repair sandstone and terra cotta exterior, including removing and retooling spalls and loose surface crusts in the sandstone; installation of flashings or other protector for the cornice; grind out and repoint all joints and patch cracks in the sandstone. Repair cracks in exterior stucco and concrete to prevent water infiltration. Install a new roofing membrane and positive drainage at the loading dock roof; provide safety railing and fall protection; repair leaking roof slab and flashing cracks.

· Mechanical System: Upgrade the HVAC system, including replacement of the century-old boiler and associated ductwork and equipment; improvements to the pumping and piping system; a new boiler stack; replacement of heat pumps that are past their useful life, including new outdoor air dampers and a new booster pump for the radiant heating loop.

· Perimeter Drainage: Complete repairs to the perimeter storm drainage system, including repair or replacement of failed foundation drains and other malfunctioning equipment and drainage material.

· Structural/Seismic: Additional shear walls constructed on each level of the building (including addition), including new footings and/or modifications to the existing footings. Install anchorage of the wood diaphragm in the addition and foundation dowels below the shear walls into the foundations, addition of steel roof framing attachments, brace the mechanical and fire suppression pipes above the ceiling on all floors, add glazing to windows over 16 ft<sup>2</sup> where required, and brace the chimney cap.

· Architectural/Tenant Improvements: Repair terrazzo floor. Repair plaster cracks; plan and complete tenant improvements for new tenant.

The ideal time to complete a building renovation is while the building is empty. DES anticipates that the Secretary of State offices will relocate in the years prior to the beginning of this project and enable work to progress expeditiously.

The improvements, repairs and upgrades will extend the building's life and make it ready for its next agency tenant. These repairs will also reduce operating costs, reduce maintenance costs, reduce greenhouse gas emissions, increase

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

**2023-25 Biennium**

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**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/19/2022 6:11PM

**Project Number: 40000359**

**Project Title: CBPS - Dolliver - Critical Building Repairs**

## Description

performance and preserve this historic building.

Exterior preservation must be completed to preserve the exterior finishes as well as the structural components of this historic building. This will repair damage already done to the building as well as preserve it for future generations. Repair of the leaking roof slab and flashing cracks and the installation of a new roofing membrane and positive drainage at the loading dock roof will prevent further water infiltration; the safety railing and fall protection will enable future repairs while protecting worker health and safety. Upgrading the HVAC system will vastly improve the building's energy performance and lower the annual operating costs. This work will include: replacement of the century-old boiler and associated ductwork and equipment, improvements to the pumping and piping system, installation of a new boiler stack, replacement of heat pumps that are past their useful life, new outdoor air dampers and a new booster pump for the radiant heating loop.

Completing the repairs to the perimeter storm drainage system, including repair or replacement of failed foundation drains and other malfunctioning equipment and drainage material will protect and preserve the foundation of the building

It is crucial that DES complete the recommended seismic upgrades in order to protect safety as well as preserve the historic structure.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives:

Phasing or separating the work is an option by specialty; such as, HVAC can be separated from the flooring work. However, HVAC and seismic work is recommended to be done in the same phase.

No Action will result in unpredictable emergency needs and make it difficult to find a tenant until this work is complete. There is a life/safety risk for deferring the structural/seismic upgrades, and the consequences of delaying the HVAC upgrades will be higher energy costs and lower building efficiency. Deferral of exterior preservation risks loss of the historic integrity of the building, as well as further deterioration of the asset caused by on-going leaks.

#### **5. Which clientele would be impacted by the budget request?**

This 1914 historic building is in need of repair and replacement of key building systems in order to make it ready for the next tenant and to preserve the building for future generations. The anticipated departure of the current tenant will provide an ideal opportunity to complete a thorough renovation project and complete it in an efficient manner. The empty building also provides the unique opportunity to more thoroughly complete systems testing and commissioning operations.

The outgoing tenants gain the opportunity to continue their operations without imposition of construction activities and the incoming tenants will move into a building that is substantially upgraded and repaired and finished out to their specifications.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request**Report Number:** CBS002**Date Run:** 9/19/2022 6:11PM**Project Number:** 40000359**Project Title:** CBPS - Dolliver - Critical Building Repairs

### Description

It also supports the following DES agency strategies, priorities and initiatives:

· DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations. Set a standard for continuous improvements.

· 2006 Master Plan for the Capitol of the State of Washington: Principle 2- Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

· DES Leadership Model: Big 3 Initiatives; Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

The project promotes DES Capital Plan Priorities for excellence in stewardship, safety and sustainability.

The project will preserve a state-owned facility and allow it to continue to serve its state government functions.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

A new energy efficient HVAC and new roof insulation will result in better building energy efficiency.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

- Structural Calculations for Dolliver Building Seismic Evaluation, December 12, 2018 by Sargent Engineers, Inc.
- Investment Grade Audit for The Dolliver Building Energy Upgrades, November 27, 2012 by University Mechanical Contractors, Inc.

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/19/2022 6:11PM

Project Number: 40000359

Project Title: CBPS - Dolliver - Critical Building Repairs

**Description**

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
057-1 State Bldg Constr-State	9,753,000				
<b>Total</b>	<b>9,753,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1 State Bldg Constr-State				9,753,000	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,753,000</b>	

**Operating Impacts**

No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000359	40000359
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## **Tab C – Programmatic Projects – In Agency Priority Order**

- 1 - Facility Professional Services: Staffing
  
- 5 - Capitol Lake Long-Term Management Planning
  
- 6 - B&G Maintenance Facility-Rebuild
  
- 7 - Legislative Campus Modernization (Reappropriation & New Funding)
  - *LCM - Global - Temp Facilities and Columbia St Site Work*
  - *LCM - Newhouse - Replacement*
  - *LCM - Pritchard - Rehabilitation and Replacement*
  - *LCM - O'Brien Renovation*
  
- 8 - Campus Physical Security & Safety Improvements (Reappropriation & New Funding)
  - *Campus - Duress System Replacement*
  - *Campus - Redundant Fiber Optic Pathway*
  - *Mansion - Enhancements & Security Improvements - Exterior Hardening*
  - *Mansion - Enhancements & Security Improvements - Guard Posts*
  - *Mansion - Exec Residence Enhancements- Fencing, Gates and Bollards*
  - *Mansion - Exec Residence Enhancements- Video Surveillance and Exterior Lighting*
  - *TOJ - Security Improvements*
  - *Wedge Barriers - Syd Snyder & Water Street*
  - *Campus - High-Definition Video Surveillance Cameras (High Risk Entrance Points)*
  - *Modular Building - Door Improvements*
  
- 10 - NRB - Replace Piping for Wet Fire Suppression
  
- 13 - 23-33 Statewide Minor Works - Programmatic (Program)
  - *CBPS - Campus - Post-Pandemic Programming Study*
  - *Campus - Signage and Wayfinding*
  - *Leg - Exterior Safety Railings*
  - *TOJ - Exterior Safety Railings*
  - *Campus - Replacement of Visitor Restrooms*
  - *ProArts - Redevelopment*
  - *State Farm - Redevelopment*
  - *CBPS - OB2 - Solar Installation*
  - *CBPS - NRB - Install Solar*
  - *CBPS - HLB - Solar installation*
  - *120 Union - Demolition*
  - *721 Columbia – Demolition*

14 - CBPS - Campus - Comprehensive Plan

15 - Campus Combined Heat and Power Plant

16 - Capital Campus Security & Safety Enhancements (Reappropriation & New Funding)

- *Campus - Barrier Protection Predesign*
- *Campus - Physical Access Control (Re-Key Locksets)*
- *Campus - Vehicle Access Control*
- *Capitol Campus Access Controls-Exterior Doors*
- *Campus - Emergency Call Boxes & Public Address System*
- *Campus - Intrusion Detection Systems*
- *West Campus - Visitor Screening*
- *Campus - Access Control-Data Closets and Mechanical Rooms*

17 - GA - Building Demolition

19 - Sylvester Park - Improvements

27 - Legislative Building Cleaning (Program)

- *O'Brien - Legislative Building Cleaning*
- *Leg - Legislative Building Cleaning*
- *TOJ - Legislative Building Cleaning*
- *Insurance - Legislative Building Cleaning*

44 - Heritage Park - Preservation & Improvements

45 - Campus - Extend Reclaimed Water

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:56AM

Project Number: 4000244

Project Title: Facility Professional Services Staffing

### Description

Starting Fiscal: 2024  
 Project Class: Program  
 Agency Priority: 1

#### Project Summary

The DES Facility Professional Services Division (FPS) is responsible for capital project management and the administration of the public works contracting for all state facilities pursuant to RCW 43.19.450, and requires highly-skilled and experienced professional staff.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

Pursuant to RCW 43.19.450, the Department of Enterprise Services has the responsibility to perform public works project management and contract administration for capital projects on state facilities. State facilities are defined in the RCW as all state buildings, related structures, and appurtenances constructed for any elected state officials, institutions, departments, boards, commissions, colleges, community colleges, except the state universities, the Evergreen State College and regional universities. In a typical biennium, the legislature authorizes in excess of \$500 Million in capital projects for these state facilities.

DES' Facility Professional Services Division provides the expertise to ensure public works laws are followed, project objectives and quality are met, and that projects are completed without excessive delay or cost increases. Our professional staff plays an important role in capital project management; public works implementation; engineering and environmental services; contracts management; construction management services; and claims and disputes resolution. Our role is to be advocates for the interests of our client agencies, and to provide subject matter expertise in Engineering, Architecture, and Public Works project management and delivery. Several programs within DES FPS Division are used to accomplish these services, and include dedicated capital staff in different programs as follows:

**Engineering and Architectural Services (E&AS) Program:** This specialized team, consisting of program and assistant program managers, architects and construction project coordinators, serve as the Public Works Authority for the Board of State Colleges, Department of Social and Health Services and Department of Corrections, and other state and local agencies throughout the state.

*Note: Dedicated E&AS staffing are provided to DOC and DSHS*

**Planning and Project Delivery (PPD) Program:** This specialized team, consisting of a program manager, architects, construction project coordinators and planners, serve as the Public Works Authority for the on-going management, preservation, redevelopment, and future development of the State Capitol Campus and other DES-managed facilities.

**Public Works Contracting:** This highly specialized team provides contract administrative support to the division. This team assists with bidding, contracting and administering consultant and public works contracts.

**Claims and Disputes:** This focused team, consisting of a Claims and Disputes Manager and Construction Project Coordinator, provides support to the divisions to address design and construction-related claims and disputes for the successful completion of the capital projects. This team works closely with consultants, contractors and legal team to resolve issues and find mutually acceptable solutions to avoid costly legal proceedings that can arise from public works contracting.

**Capital Budget and Accounting Staff:** This finance team provides direct accounting and budget support to the DES FPS PPD program. This team is also responsible for the development of the agencies 10-year capital plan.

**Capital Projects Advisory Review Board (CPARB):** In 2005, the state legislature created the Capital Projects Advisory Review Board (CPARB) per [RCW 39.10](#). CPARB's purpose is to review alternative public works contracting procedures and provide guidance to state policymakers on ways to further enhance the quality, efficiency and accountability of public works contracting methods. CPARB and many stakeholders contribute to changes to RCW 39.10.

DES FPS provides dedicated staffing and administrative support to CPARB, which is comprised of 24 members, and the Project Review Committee (PRC), which is a primary subcommittee of CPARB having 30 members. Dedicated professional staff prepare meeting materials and participate in CPARB and PRC meetings.



**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request**Report Number:** CBS002**Date Run:** 9/18/2022 11:56AM**Project Number:** 4000244**Project Title:** Facility Professional Services Staffing

## Description

**Legislative Campus Modernization:** This specialized team provides a complete suite of capital project management services to the Legislative Campus Modernization (LCM) project. This multi-phased project will replace the Irv Newhouse Building, rehabilitate and expand the Joel L. Pritchard building and renovate the top two floors of the John L. O'Brien building. This multi-year project is expected to conclude in 2028.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The capital staffing within the FPS division provides professional project management of public works projects for many state agencies, and technical and community colleges. Our construction project coordinators include professional engineers, registered architects and construction managers with many years of experience. The primary responsibilities of these staff include:

- Ensuring compliance with public works laws;
- Establishing selection and bidding processes;
- Updating contract provisions;
- Providing professional advice to client agencies;
- Project management and administrative oversight; and
- Defending the state against contract claims and procedural protests.

Effective project management is essential to successful completion of any capital improvement project.

**3. How would the request address the problem or opportunity identified in question #1?**

Not funding or underfunding FPS capital staffing would result in:

- Failure to consistently comply with public works procurement and other applicable public works laws;
- Increased the number of bid protests and litigation resulting in successfully completing projects on time and within established project budgets
- Lower design, bidding, and construction documentation due to a lack of oversight and review by a qualified professional staff;
- Lower the construction quality at state facilities and increase project completion timelines due to a lack of quality assurance and contract compliance by qualified professional staff;
- Increased number of changes and related costs (i.e. change orders) due to a lack of contract compliance and quality assurance/quality control by a qualified professional staff;
- Increased number of contract disputes and construction claims due to a lack of quality assurance on designs and lack of construction management; and
- Increased legal and other costs from claims and disputes due to a lack of professional oversight and documentation provided by a qualified professional staff.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

This is a Capital Funding request for a dedicated number of FTEs to support the 23-25 Capital Budget. DES would not be able to perform its responsibility under RCW 43.19.450 without this dedicated capital funding for the programs described above.

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:56AM

Project Number: 4000244

Project Title: Facility Professional Services Staffing

### Description

**5. Which clientele would be impacted by the budget request?**

Impacted clientele would include elected officials and occupants of the State Capitol Campus, the community and technical colleges, and many other state agencies including but not limited to the Washington State Patrol, Department of Veteran Affairs, Department of Social Health Services, Department of Corrections, Department of Health, Department of Labor and Industries, Employment Security Department, State School for the Blind, Childhood Deafness and Hearing Loss, and the state historical societies. In addition, design professional, private construction companies and materials suppliers would experience impacts.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No. This request seeks dedicated funding for the required professional staffing necessary to successfully complete the capital projects outlined in the 23-25 Capital Budget.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This funding request directly supports the completion of capital-funded projects in the 23-25 Capital Budget. Many of these projects meet established preservation or programmatic goals and objectives of many state agencies, and technical and community colleges as outlined in master plans, space programming studies, predesign reports, etc.

Many of the capital projects meet the following:

Governor's Results Washington: Goal 3- Sustainable energy and a clean environment; Goal 5 – Efficient, effective & accountable government:

DES Strategic Framework & Business Plan: Vision – We take an enterprise view of government operations and provide shared services, policy and governance for our customers so they can focus on their core missions.

2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

This project promotes the State of Washington's priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

This funding request for capital staffing provides the support to meet established statewide goals to reduce carbon pollution and improve energy efficiency by retaining qualified professional staff to oversee and manage the development of design plans and documents and construction of state facilities.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:56AM

Project Number: 4000244

Project Title: Facility Professional Services Staffing

**Description**

11. Is there additional information you would like decision makers to know when evaluating this request?

No.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

New Facility: No

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprops	New Approps
057-1 State Bldg Constr-State	27,870,000				27,870,000
289-1 Thur Cty Capital Fac-State					
<b>Total</b>	<b>27,870,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,870,000</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

Parameter	Entered As	Interpreted As
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	4000244	4000244

Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:20AM

Project Number: 30000740

Project Title: Capitol Lake Long-Term Management Planning

### Description

Starting Fiscal 2024  
 Project Class: Program  
 Agency Priority: 5

#### Project Summary

Following release of the Final EIS in October 2022, Enterprise Services intends to request full funding for design and permitting of the Estuary Alternative, which has been identified as the preferred alternative for the Capitol Lake – Deschutes Estuary Long-Term Management Project.

#### Project Description

##### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Capitol Lake–Deschutes Estuary includes the 260-acre Capitol Lake Basin that has long been a valued community amenity. In 1951, following construction of the 5th Ave Dam, Capitol Lake was formed and served as an important recreational resource. However, the expansive waterbody is currently closed to active public use. The community is prohibited from actively using this waterbody, which is a significant portion of the Olympia and Tumwater waterfront because it is plagued with environmental issues that have not been addressed, including the presence of invasive species and inadequate sediment management. These issues have resulted in known and continued violations of federal and state water-quality standards.

A Final Environmental Impact Statement (EIS), required before any long-term management alternatives could be pursued, will be issued in October 2022. It demonstrates that restoring the estuary is the alternative that will meet project goals and address the many issues that have plagued the water body for decades.

Estuary restoration will realize the four primary goals for long-term management of Capitol Lake-Deschutes Estuary:

- Improved water quality,
- Management of sediment accumulation and future deposition,
- Improved ecological functions, and
- Enhanced community use.

Since the beginning of this project, DES has worked collaboratively with the cities of Olympia and Tumwater, LOTT Clean Water Alliance, the Port of Olympia, the Squaxin Island Tribe, and Thurston County. DES leveraged advisory groups comprised of these governmental partners and agencies that have jurisdiction or regulatory authority within the project area. The project work groups include an Executive Work Group (EWG), Technical Work Group (TWG) and Funding and Governance Work Group (FGWG) that provide policy-level feedback, represent interests of their constituents, assist in review of technical materials, and consider shared funding and governance.

With identification of estuary restoration as the preferred alternative, there is broad support among these stakeholders to build on current momentum and move forward with design and permitting.

Funding for design and permitting of the Estuary Alternative will build on momentum developed through this process without delay, and will capitalize on a significant financial commitment that is proposed by the Funding and Governance Work Group for funding of long-term maintenance of the Estuary Alternative.

##### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request would provide funding for design and permitting of a significant estuary restoration and advance a project that has vast benefits for the State of Washington, as follows:

- Estuary restoration is consistent with Department of Ecology water quality improvement planning and it is the only alternative

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:20AM

Project Number: 30000740

Project Title: Capitol Lake Long-Term Management Planning

### Description

that will address known violations of state water quality standards.

- Estuary restoration is integral to Deschutes Watershed restoration, which has been the focus of planning efforts by Squaxin Island Tribe, Thurston County, Department of Ecology, U.S. Environmental Protection Agency, Port of Olympia and others.

- Estuary restoration is directly supportive of other state and local goals and standards:

- o Restoration and health of Puget Sound

- o Improved climate resiliency

- o Engaged communities through recreation and stewardship

- o Habitat improvement for ESA-listed and locally important species

- o Eradication of known invasive species

- Estuary restoration is the only alternative that would support equity goals for restorative justice. The Squaxin Island Tribe and other local area tribes that have significant cultural, spiritual, and economic association with this area

- All advancements of this project would create jobs, especially during future construction and long-term maintenance. This would have direct economic benefits to the region.

Key elements of estuary restoration as described in the EIS include:

- Removal of the 5th Avenue Dam and reintroduction of tidal flow to the Capitol Lake – Deschutes Estuary.

- Initial construction dredging in the Middle and North Basin channels and beneficial reuse of this sediment to construct habitat areas that promote ecological diversity and a vibrant shoreline environment.

- A new 5th Avenue Bridge with separated bike lanes and dedicated pedestrian paths, and an associated realignment and stabilization of Deschutes Parkway. This project component would be designed in close collaboration with City of Olympia.

- Boardwalks in the Middle and South Basins to bring the community over the water and increase walking opportunities.

- A dock and a boat launch constructed for community use, with decontamination stations to prevent the spread of aquatic invasive species

- Recurring maintenance dredging in West Bay (at least through 2050), with funding provided by local entities as described in more detail below.

With this funding, Enterprise Services would contract with a consultant team to design the estuary restoration based on conceptual designs provided in the EIS. Enterprise Services would also contract with a consultant team to provide Program Management support throughout the design process, integrate all facets of the program including coordination of the design team and construction contractor, and to provide continuity through future phases of the project.

The project has four phases. Phase 2 was completed in 2022, with the completion of the EIS, and this request will begin Phase 3 of this multi-biennium project. An overview of each phase is provided below.

- Phase 1 (2016). A diverse group of stakeholders, represented by the work groups and the community, in collaboration with DES, identified shared goals for long-term management of the Capitol Lake – Deschutes Estuary. Phase 1 was completed in 2016, satisfying the directives of a 2015 legislative proviso. At the conclusion of Phase 1, the Executive Work Group presented DES with a letter of support for continuing to Phase 2 (see Attachment 1).

- Phase 2 (2018-2022). Funded and launched in 2018, Phase 2 ran through 2022, and completed an EIS that evaluated potential alternatives, identified estuary restoration as the preferred alternative for long-term management of the resource, and developed a shared funding and governance framework for long-term maintenance of the Estuary Alternative.

- Phase 3. Phase 3 includes the design and permitting of the Estuary Alternative, which was selected as the preferred long-term management alternative during Phase 2. This request will provide the funding needed to initiate Phase 3- design and permitting

- o Design and permitting is estimated to take 3-5 years.

- o During Phase 3, Enterprise Services would aggressively pursue federal funding opportunities for the next phase, project construction.

- Phase 4, Construction. Construction of the estuary alternative is expected to be meaningfully supported with federal fundings, which Enterprise Services would identify and pursue in Phase 3 to reduce state contribution to Phase 4. Estuary restoration may take up to 8 years to complete.

- Long-Term Maintenance. Long-term maintenance of the Deschutes Estuary is expected to be primarily funded with shared

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:20AM

Project Number: 30000740

Project Title: Capitol Lake Long-Term Management Planning

### Description

funding from local stakeholders, significantly reducing the extent of long-term contributions from the state related to this resource that has otherwise been solely the responsibility of the state since 1951. A memorandum of understanding is being negotiated for completion in 2022, that will build to a binding interlocal agreement (ILA). The FGWG will continue to negotiate details of long-term funding and governance.

There is an opportunity now to build on momentum from the EIS process to keep the project moving forward toward implementation of the preferred alternative. After decades of studies with little action, the community is anxious to see something get done that moves toward accomplishment of the project goals: improved water quality, management of sediment, improved ecological functions, and enhanced community use. Local and tribal government partners, along with the state resource agencies, have continued to support this process and are highly motivated to help it continue to progress toward implementation.

### **3. How would the request address the problem or opportunity identified in question #1?**

Water Quality: The waterbody has long been in violation of the Federal Clean Water Act, and removal of the 5th Avenue dam would improve water quality conditions in Budd Inlet according to the findings of Department of Ecology's Draft Total Maximum Daily Load (TMDL) / water quality improvement project for Budd Inlet released in June 2022. Ecology determined that the Estuary alternative is the only alternative capable of complying with the TMDL allocations and meeting applicable water quality standards.

Sediment Management: Removal of the 5th Avenue Dam would restore tidal flow to the Capitol Lake Basin and would reestablish natural sediment deposition patterns of the estuary. Sediment deposition in West Bay would be restored to conditions more similar to what existed before construction of the 5th Avenue Dam. Note that the Port of Olympia and Olympia Yacht Club existed downstream of the Deschutes Estuary for many decades before the 5th Avenue Dam was constructed and dredging was implemented historically to ensure that those commercial and recreational resources could exist within an estuary. Similarly, maintenance dredging is proposed to manage sediment in the future, allowing the working waterfront and recreational use of West Bay to be maintained. The Estuary Alternative also includes initial pre-dredging of the Capitol Lake Basin during construction to reduce the amount of sediment that could be mobilized following removal of the 5th Avenue Dam, and a long-term sediment monitoring program would be implemented to ensure that maintenance dredging is responsive to actual environmental conditions.

Improved Ecological Functions: Reestablishment of estuarine conditions, along with creation of hundreds of acres of new and diverse shoreline marsh habitat, will improve ecological functions in the waterbody. The estuary habitat conditions reestablished by dam removal would result in substantial beneficial effects for salmon, other anadromous species, and marine fish. Due to historical declines, estuary habitat is a scarce and valued habitat in the region as compared to freshwater ponds and lakes, which remain relatively abundant.

Enhanced Community Use: Restoration of non-motorized boating and fishing, including decontamination stations to control the spread of invasive species, and construction of boardwalks will enhance community use that has been lacking for the past decade while Capitol Lake was closed. The addition of boardwalks along the west shoreline of the South and Middle Basins would promote walking, public gathering, wildlife viewing, and passive use, some of the most common existing uses in the area. Similarly, the new 5th Avenue Bridge, planned to include bike lanes and sidewalks, would improve the connection between the existing pathways at Heritage Park to existing pathways at Deschutes Parkway. It would better support the frequently used walking path around the North Basin. Because it would improve safety, particularly for bicycles, it could increase bicycle use around the North Basin, along West Bay and throughout the study area.

Nonmotorized boating access would also be restored. During most tides, boats with shallow draft would be able to move between West Bay and the North Basin or from a non-motorized boat launch area proposed for Marathon Park.

If momentum is lost and the project does not shortly proceed into design, permitting and construction, the state risks

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:20AM

**Project Number:** 30000740

**Project Title:** Capitol Lake Long-Term Management Planning

### Description

escalating costs and the loss of the opportunity for funding through the Federal Infrastructure Investment and Jobs Act and other federal and state grant programs now available.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Consistent with the 2018 legislative proviso that appropriated initial funding for Phase 2, the EIS analyzed a Managed Lake Alternative, an Estuary Alternative, and a Hybrid Alternative for long-term management of the Capitol Lake – Deschutes Estuary. Enterprise Services identified the Estuary Alternative as the preferred alternative with the following information:

- The Draft EIS, published in summer 2021, which is the body of technical work that discloses potential impacts and benefits of the project,
- Comments on the Draft EIS, which informed the range of additional technical work needed in the Final EIS and whether findings from the Draft EIS would need to change,
- Input from engaged stakeholders on which alternative(s) could achieve long-term stakeholder support (referred to as Decision Durability.) Decision Durability is defined as the ability of an alternative to achieve long-term support from local tribes, stakeholders, and communities.

This approach is consistent with the State Environmental Policy Act (SEPA), which provides the lead agency with wide discretion around how and when to identify a preferred alternative. With this information, Enterprise Services conducted an evaluation of the alternatives with technical experts from the EIS Project Team. This process was outlined in Section 1.12 of the Draft EIS to inform stakeholders of the intended decision-making approach and to provide an opportunity for feedback. Results of the evaluation will be provided in Attachment 21 of the Final EIS.

Enterprise Services solicited input on Decision Durability from the Executive Work Group (EWG) and Community Sounding Board (CSB). The EWG and CSB have been meaningfully engaged in the EIS process over several years. Each of the members provided a numerical score for the alternatives (on a scale of 1-10) to suggest the level of long-term support they forecast for the alternative. This numerical score was supplemented with a narrative response that described the factors that increased or decreased their support.

- o The Estuary Alternative scored 8.1.
- o The Hybrid Alternative scored 3.9.
- o The Managed Lake Alternative scored 3.2.
- o The No Action Alternative scored 1.1.

This numerical scoring alone demonstrates broad consensus and significant favor across engaged stakeholders for estuary restoration. The numerical scoring is supported by the broader evaluation that was conducted by Enterprise Services and the EIS Project Team that concluded that the Estuary Alternative would best meet project goals and provide the greatest extent of other benefits to the project area and State of Washington. The lowest score for the No Action Alternative indicates the agreement of all engaged stakeholders that the No Action Alternative is not an acceptable outcome of the process.

Avoiding the No-Action Alternative: There are a range of issues that would continue or be exacerbated absent moving ahead with restoration of the Deschutes Estuary:

1. Repairs to the dam will likely be restricted and subject to rigorous federal permitting. The longer the State waits to complete the project, the greater the risk of a failure to the dam and the more difficult it will be to obtain authorizations for the work.
2. State and federal resource agencies will continue to deny requests to permit work in Capitol Lake. They have stated repeatedly and consistently that a long-term management plan is needed for the waterbody.
3. The waterbody will remain in violation of state and federal water quality standards. Ecology has determined that the Estuary is the only alternative capable of meeting water quality standards. Therefore, under a No Action Alternative (or Managed Lake Alternative) DES will be unable to meet its TMDL allocations. This would result in significant extra costs to LOTT Clean Water Alliance and their



rate payers.

4. There will be increased risks to state and local governments if implementation of corrective actions are delayed such as

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:20AM

Project Number: 30000740

Project Title: Capitol Lake Long-Term Management Planning

### Description

liability for continued flooding impacts that are most significant under the No Action Alternative.

5. There will be a continued violation of tribal usual and accustomed fishing rights and lack of access to the water body, along with an increased risk to the State of litigation from parties affected by the lack of action.

6. The state's credibility with stakeholders and the community will erode, and progress made on structuring future implementation funding may fall apart.

#### **5. Which clientele would be impacted by the budget request?**

Historically, the Deschutes Estuary has had long-standing significance to local tribes for time immemorial. Funding for design and permitting would make strides toward a project that restores access and preserve fishing rights of local tribes, including the Squaxin Island Tribe. The Squaxin Island Tribe has stated that the Estuary Alternative is the only alternative that they support. Tribes will also benefit from improved water quality and enhanced habitat. The Squaxin Island Tribe is expected to participate in the design and long-term implementation of habitat enhancement plans.

Funding for design and permitting would also allow Enterprise Services to engage the City of Olympia on 5th Avenue Bridge design, which would support the City in assuming responsibility for the 5th Avenue Bridge after it is constructed (per the attached Memorandum of Understanding). Coordination with the City of Olympia in this way would have the following benefits:

- o It would engage the local community in design of improved mobility and recreational infrastructure.
- o It would convey O&M responsibilities away from the state in the future.

Funding for design and permitting would allow Enterprise Services to continue coordination with the Port of Olympia regarding implementation timelines for remedial actions that must occur in West Bay before the 5th Avenue Dam is removed.

Importantly, the Capitol Lake – Deschutes Estuary is a state-owned resource and should be managed for the benefit of all state citizens. It is a local resource with direct value to Olympia, Tumwater, Thurston County, and to visitors of the Capitol Campus. The local community remains passionately interested and involved in the project. The project received over 900 individual comments in less than 45 days at the beginning of the project and more than 850 comments during the extended 62-day comment period for the Draft EIS during the summer of 2021. DES also received over 70 applications to participate in the project's community Sounding Board (CSB). The CSB was convened in Phase 2 to enable a diverse group of people to engage in focused discussions, and individually and/or collectively provide input, feedback, perspectives, and recommendations around substantive topics relevant to the EIS. A similar level of engagement with the community is expected during the design and permitting phase of the process.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

Yes, Enterprise Services has worked with the Funding and Governance Work Group to develop a Memorandum of Understanding (MOU) for shared funding of long-term maintenance of the Estuary Alternative. Funding this request for design and permitting avoids process delay that could compromise this deal for a future significant investment from the Cities of Olympia and Tumwater, LOTT Clean Water Alliance, Port of Olympia and Thurston County. It is also important to move the project forward with the current elected officials from these entities that support the MOU.

The MOU intends to provide funding for maintenance dredging to avoid significant impacts to a working waterfront and the recreational boating community that benefits the local government entities and the community at large. The FGWG members will also assume responsibility for many of the constructed assets, alleviating the state of operation and maintenance costs in the long-term.

For example, the City of Olympia will take over maintenance and ownership of the new 5th Avenue Bridge as part of their downtown transportation network.

In addition to contributions from local government partners, DES is investigating other funding sources for design and construction, including potential federal funds. State funding for design and permitting will give more certainty to the schedule and allow DES to aggressively pursue federal funding for project construction. We recognize that federal dollars may be

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:20AM

Project Number: 30000740

Project Title: Capitol Lake Long-Term Management Planning

### Description

available but are finite and the sooner Enterprise Services can pursue them, the greater chance of success. Federal funding opportunities could reduce the state capital ask for construction, but it is critical to continue moving forward as quickly as possible.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

Under state law (RCW 79.24.720), Enterprise Services is responsible for the stewardship, preservation, operation, and maintenance of the public and historic facilities of the state capitol. DES finds it increasingly difficult to meet these responsibilities without designing, permitting and implementing a long-term management plan.

Continuing to advance the project, into design and permitting, which is a precursor to construction, supports the following plans of Enterprise Services, Governor Inslee and other state agencies.

- Master Plan for the Capitol of the State of Washington. Completing the project would, most specifically, fulfill Principles 3 and 5 of this plan, which are to employ the highest standards of environmental protection and protect citizen's investment in state facilities.

- Enterprise Services Capital Plan. Completing the project would support priorities related to excellence in stewardship, safety, and sustainability.

- Governor's Results Washington. Completing the project now would be consistent with Results Washington goals, specifically the outcome measure for Sustainable Energy and Clean Environment, including Keeping Puget Sound Ecosystem Healthy and Combating Climate Change. Delivering on this project with its goals of improved water quality and ecological functions can finally produce a meaningful and actionable path to improve a state-owned resource that has languished over decades.

- Governor's Southern Resident Orca Whale Recovery. Completing the project now would avoid delay in actions to improve water quality and overall ecosystem health, addressing key threats to these species. Enterprise Services has received numerous comments from local stakeholders about the relationship between this project and orca recovery.

- Washington State Department of Ecology Water Quality Improvement Report and Implementation Plan. Completing the project now would improve water quality in a resource that is currently violating federal and state water quality standards. Enterprise Services is in close coordination with the Washington State Department of Ecology regarding water quality improvement in the Capitol Lake – Deschutes Estuary, which is a fundamental component of each project alternative.

Finally, the Capitol Lake – Deschutes Estuary is state-owned aquatic land under long-term lease agreement to Enterprise Services from the Washington State Department of Natural Resources (DNR). Advancing the project would fulfill DNR's requirements to ensure environmental protection, encourage direct public use and access, and foster water-dependent uses (RCW 79.105.030).

#### **8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

The 2022-2026 Action Agenda for Puget Sound identifies this project as a key opportunity, as follows: “coordinate planning, design, and adaptive management for Capitol Lake and Deschutes Estuary to improve salmon habitat, migratin, and spawning.”

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:20AM

**Project Number:** 30000740

**Project Title:** Capitol Lake Long-Term Management Planning

#### Description

Restoration of the Deschutes Estuary, as proposed, will support the strategies and actions in the Puget Sound Action Agenda to:

- Protect and restore habitat and habitat-forming processes
- Protect and improve water quality
- Protect the food web and imperiled species
- Prevent the worst effects of climate change
- Ensure human wellbeing

Estuary restoration also helps fulfill the Puget Sound Partnership’s statutory mandate to protect and restore an estuary of national significance by restoring estuary habitat in Puget Sound.

***10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate..***

Healthy coastal ecosystems are shown to assist in mitigating climate change and reducing carbon pollution by sequestering and storing carbon in coastal and marine ecosystems, preventing release to the atmosphere. Enterprise Services has received numerous comments from local stakeholders about the relationship between this project and potential blue carbon sequestration and the Estuary Alternative would provide the greatest ability to sequester carbon in the project area, compared to current management practices and the other alternatives considered.

***11. Is there additional information you would like decision makers to know when evaluating this request?***

Attachments:

Attachment 1: Joint Letter of Support for Full Funding of Phase 2, 2016

Attachment 2: Letters of Support, 2019-2020

Attachment 3: Memorandum of Understanding, 2022, to follow when complete

Attachment 4: Federal Funding Strategy, 2022, to follow when complete

Attachment 5: C100

**Proviso**

None.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Special Programs

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

**OFM 179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:20AM

Project Number: 30000740  
Project Title: Capitol Lake Long-Term Management Planning

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
001-7 General Fund-Private/Local	284,006	152,216	131,790		
057-1 State Bldg Constr-State	248,436,989	4,754,009	1,660,980		17,022,000
289-1 Thur Cty Capital Fac-State	150,000		150,000		
<b>Total</b>	<b>248,870,995</b>	<b>4,906,225</b>	<b>1,942,770</b>	<b>0</b>	<b>17,022,000</b>
		Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33	
001-7 General Fund-Private/Local					
057-1 State Bldg Constr-State		225,000,000			
289-1 Thur Cty Capital Fac-State					
<b>Total</b>	<b>0</b>	<b>225,000,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

Parameter	Entered As	Interpreted As
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	30000740	30000740
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y

User Group  
User Id

Agency Budget  
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Agency Budget  
All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:22AM

Project Number: 40000247

Project Title: B&amp;G Maintenance Facility - Rebuild

### Description

Starting Fiscal 2024  
 Project Class: Program  
 Agency Priority: 6

#### Project Summary

This project provides for the design and construction of a new centralized Buildings and Grounds Maintenance facility to be located on the west Capitol Campus.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Department of Enterprise Services (DES) is responsible for the care and custody of the Washington State Capitol Campus (RCW 43.19.125), including the 485 acre campus, which is managed and maintained by the Capitol Campus Grounds Maintenance team.

The Capitol Campus Grounds Maintenance team was housed in the Capitol Campus Conservatory prior to its demolition in 2020-2021. The demolition of the Conservatory forced the Grounds Maintenance team to relocate to temporary spaces on the campus. A small structure commonly known as the "Soil Shed" was repurposed to temporarily house the Grounds Maintenance team until a permanent location could be identified. Some equipment, plants, and other grounds items are still stored at what remains of the old Conservatory. In addition, equipment and supplies are also stored in other areas of the campus, such as the Legislative Building basement, Plaza Garage, and Mansion lot. The refuse trucks are highly vulnerable to vandalism where they are currently parked, and damage to the trucks can interrupt service, with back-up options limited and relatively expensive.

While minimal improvements were made to the Soil Shed to address the immediate life/safety concerns, the structure is not suitable to serve as a permanent home for the Grounds Maintenance team as it lacks basic features, such as an indoor restroom, proper ventilation and circulation, insulated walls, a central location for fueling, equipment storage, climate-controlled environment, and adequate repair and fabrication space.

DES has evaluated space on and around the campus and determined that there is not space suitable to serve as the permanent headquarters for the Grounds Maintenance Team. As recommended in the 2018 (*Grounds West Campus Operations and Maintenance Facility: Needs Assessment and Preliminary Programming*), DES is requesting funding to construct an integrated grounds maintenance facility that will meet the operational needs of the Capitol Campus.

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This request will design and construct a new Buildings and Grounds Maintenance facility to support the care and maintenance of the State Capitol grounds.

The new Buildings and Grounds Maintenance facility will be programmed and designed to efficiently meet operational needs, and include staff work rooms, restrooms, space for maintenance equipment repairs, and covered storage for equipment, materials and refuse/recycle trucks. A charging station will be provided for electric vehicles. An adjacent, uncovered work yard will provide for utility vehicle parking and other essential equipment.

According to an analysis completed by SRG Partnership in 2008 (*West Capitol Campus Maintenance Facility: Schematic Design Report*) and a recent assessment completed by DES in 2018 (*Grounds West Campus Operations and Maintenance Facility: Needs Assessment and Preliminary Programming*) a preferred site for the new facility was identified at the current

# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:22AM

Project Number: 40000247

Project Title: B&amp;G Maintenance Facility - Rebuild

## Description

"Soil Shed" area, which lies adjacent to the Governor's Mansion. This site is centrally and discreetly located and is bounded by the paved parking area (Mansion Lot), large trees and a steep slope down to Capitol Lake to the west, the Governor's parking garage above and to the south, and the Governor's Mansion to the south and east. In addition, the site is relatively flat and ground contours provide low visual impact.

The project is scheduled as follows:

Design: September 2023 – March 2024

Construction: May 2024 – June 2025

### 3. How would the request address the problem or opportunity identified in question #1?

This project responds directly to the need for a centralized and efficient grounds operations and maintenance facility.

The preferred facility solution would provide the necessary space, equipment and material storage spaces, both indoors and outdoors and truck and utility vehicle parking and sufficient space for a mechanics shop.

Positive impacts of an integrated and centralized facility at the soil shed location include:

- A centralized location for capitol campus grounds operations. Under the current, efforts are scattered and disjointed across the campus leading to inefficiencies. This will provide one common space for Grounds staff to meet, train and coordinate daily work and projects.
- Proximity to required equipment and materials creating efficiencies for staff time and daily logistics.
- Proximity to west campus tenants, legislators, and Capitol Visitor Services, which would allow staff to notice and react to issues immediately.

Deferment of this project is not recommended and would result in continued inefficiencies to essential state operations and functions. Furthermore, this project is linked in scope and schedule to the West Campus Hillside Stabilization - Conservatory Project and site restoration.

### 4. What alternatives were explored? Why were the recommended alternative chosen?

Alternative Location: Over the last ten years several alternative sites were evaluated on Capitol Campus and in Heritage Park. Analysis of these alternate sites resulted in significant disadvantages in terms of costs, operational efficiency, and effectiveness. Some alternative approaches would have required several dispersed locations while others were too far away to meet operational goals. Maintaining maintenance functions close to the Capitol Campus is preferred due to the need for rapid response to grounds and maintenance needs on the Capitol Campus, especially on the West Capitol Campus

Several near-campus locations have also been researched over the years including:

- The Wheeler site (what is now 1500 Jefferson)
- The 721 Columbia site near Heritage Park (which would have required trucking equipment on city streets)
- The lower parking level of the OB-2 Building (not enough room and disruptive of tenants)
- The west side of Capitol Lake (which is an environmentally sensitive site and cost prohibitive to develop)

The Preferred Alternative—the "Soil Shed" site (next to Governor's Mansion) was ultimately determined to have significant advantages.

### 5. Which clientele would be impacted by the budget request?

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:22AM

**Project Number:** 40000247

**Project Title:** B&G Maintenance Facility - Rebuild

### Description

Consolidating the Grounds operations and maintenance functions of the Capitol Campus will increase the efficiency of the overall program, which will in return provide positive impacts for a broad and diverse group of stakeholders. This new facility will include safe and functioning workspace for employees, such as meeting OSHA requirements (proper eyewash and shower stations, proper storage space for equipment and fertilizers, etc.)

The Capitol Grounds staff care for the state's historic Capitol Campus and their success requires effective, efficient, and accountable service delivery methods. This project will enable the Grounds Program to support state agencies' effective and efficient delivery of public services, as well as provide environmental stewardship and support the public's use of this important state resource-the landscaping on the Capitol Campus.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

N/A



OFM

# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:22AM

Project Number: 40000247

Project Title: B&G Maintenance Facility - Rebuild

## Description

11. Is there additional information you would like decision makers to know when evaluating this request?

References:

- West Capitol Campus Maintenance Facility: Schematic Design Report. SRG Partnership, 2008.
- Grounds West Campus Operations and Maintenance Facility: Needs Assessment and Preliminary Programming. Department of Enterprise Services, 2018.

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Remodel/Renovate/Modernize (Major Projects)

### Growth Management impacts

NA

New Facility: No

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	5,582,000				5,582,000
	<b>Total</b>	<b>5,582,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,582,000</b>

### Future Fiscal Periods

Acct Code	Account Title	2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Operating Impacts

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000247	40000247
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:05AM

Project Number: 92000020

Project Title: Legislative Campus Modernization

**Description**

Starting Fiscal 2024  
 Project Class: Program  
 Agency Priority: 7

**Project Summary**

The Legislative Campus Modernization request includes reappropriations and new funding for all four sub-projects: -Newhouse - Pritchard -O'Brien -Global

**Project Description**

Please see individual sub-projects for details, schedule and scope.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropr
057-1	State Bldg Constr-State	214,141,000	668,000	2,492,000	75,191,000	135,790,000
289-1	Thur Cty Capital Fac-State	11,585,000		2,306,000	9,279,000	
	<b>Total</b>	<b>225,726,000</b>	<b>668,000</b>	<b>4,798,000</b>	<b>84,470,000</b>	<b>135,790,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
289-1	Thur Cty Capital Fac-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

## SubProjects

OFM

### 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:05AM

Project Number: 92000020

Project Title: Legislative Campus Modernization

## SubProjects

SubProject Number: 40000431

SubProject Title: LCM - Global - Temp Facilities and Columbia St Site Work

OFM

### 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:05AM

Project Number: 92000020

Project Title: Legislative Campus Modernization

## SubProjects

SubProject Number: 40000431

SubProject Title: LCM - Global - Temp Facilities and Columbia St Site Work

Starting Fiscal: 2024

Project Class: Program

Agency Priority: 7

#### Project Summary

This request is for additional construction funds for the temporary facilities to house legislative staff during construction, and site work related to the Legislative Campus Modernization per Section 1111 of the 2021 Capital Budget, SHB 1080.SL.

#### Project Description

1. **Identify the problem or opportunity addressed. Why is the request a priority?**

This request addresses two sub-projects of LCM Global: one for temporary facilities to house legislative staff during construction and one for site work work related to safety, security, and accessibility.

The proviso (Section 1111 of the 2021 Capital Budget, SHB 1080.SL.) states that temporary office space on the Capitol Campus must be provided during construction. Proximity to the existing Legislative, Cherberg, and O'Brien buildings is essential to ensure smooth operation.

Site work will include fire lane improvements, accessible sidewalks and landscape improvements, surface parking, and stormwater improvements. Improvements related to site security.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request is for supplementary construction dollars related to two LCM Global subprojects:

- A temporary modular building to serve as swing space related to the Legislative Campus Modernization. Forecast for:
  - o 2023-25 Construction (continued from 2021-23)
- Site work related to emergency vehicle access, accessibility, and stormwater management. Forecast for:
  - o 2023-25 Construction (continued from 2021-23)

**3. How would the request address the problem or opportunity identified in question #1?**

Cost escalation and unprecedented volatility in the construction market have increased the total cost of this project. Additional funding is needed.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Please see the [Legislative Campus Modernization, Predesign Report](#) for a complete discussion of the alternatives explored.

**5. Which clientele would be impacted by the budget request?**

The two-story 14,643 GSF temporary structure will support staff displaced by the construction related to Newhouse, Pritchard, and O'Brien.

The site work will temporarily disrupt traffic patterns for staff and visitors to the campus. Traffic patterns around Water Street SW will change permanently.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:05AM

Project Number: 92000020

Project Title: Legislative Campus Modernization

## SubProjects

SubProject Number: 40000431

SubProject Title: LCM - Global - Temp Facilities and Columbia St Site Work

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

**8. For related costs.**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following studies, reports and analysis support this request:

- Section 1111 of the 2021 Capital Budget, SHB 1080.SL
- Legislative Campus Modernization, Predesign Report (February 5, 2021)
- State Capitol Development Study, Schacht Aslani Architects/Mithun. 2017
- Historic Structures Report, August 2002

**Starting Fiscal:** 2024  
**Project Class:** Program  
**Agency Priority:** 7

**Project Summary**

This project will replace the Irving R. Newhouse building as part of the Legislative Campus Modernization as authorized by the 2021 Capital Budget, SHB 1080.SL (section 1111).

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:05AM

**Project Number:** 92000020

**Project Title:** Legislative Campus Modernization

## SubProjects

**SubProject Number:** 40000432

**SubProject Title:** Legislative Campus Modernization - Newhouse Replacement

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Legislature directed DES to oversee work for Legislative Campus Modernization (LCM), which will take place over the next six to seven years.

The project will address space needs of legislative agencies and critical issues with the Irving R. Newhouse, Joel M. Pritchard and John L. O'Brien buildings. Issues include:

- The Newhouse Building was built as a temporary structure and needs to be replaced.
- More than 60 percent of the Pritchard Building was built for book storage and cannot be used for office space.
- Newhouse and Pritchard have growing life-safety concerns as well as operational and functional deficiencies.
- The 3rd and 4th floors of the O'Brien Building are overcrowded, leading to issues with access, security and privacy – particularly during session.

This request is specific to the Newhouse replacement portion of the project. Please see the [Legislative Campus Modernization Pre-design](#) and the [project website](#) for additional information and the most recent project information.

**2. What will the request produce or construct (i.e., pre-design or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Design and construction funding has been authorized for this project in previous budgets. The project is currently at the design development (DD) stage. The most recent cost estimates, created during DD, exceeds the current funding appropriated. Additional funding is needed.

**3. How would the request address the problem or opportunity identified in question #1?**

Cost escalation and unprecedented volatility in the construction market have increased the total cost of this project. Additional construction funding is needed.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Please see the [Legislative Campus Modernization, Pre-design Report](#), for a complete discussion of the alternatives explored.

**5. Which clientele would be impacted by the budget request?**

The 25,000 gross square foot Irv Newhouse Building currently houses Senate offices and joint Senate/House legislative functions, including the page school.

The tenants will move out prior to the beginning of construction. A temporary modular building is being constructed and will be placed on the west capital campus and used as swing space throughout the duration of the Legislative Campus Modernization project.

Major schedule milestones are as follows:

**Late 2022** Newhouse staff move to temporary facilities

**Early 2023 – Fall 2024** Newhouse demolition and construction

**Late 2024** Newhouse occupancy

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:05AM

Project Number: 92000020

Project Title: Legislative Campus Modernization

**SubProjects**

SubProject Number: 40000432

SubProject Title: Legislative Campus Modernization - Newhouse Replacement

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

No.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following studies, reports and analysis support this request:

- Section 1111 of the 2021 Capital Budget, SHB 1080.SL
- Legislative Campus Modernization, Predesign Report (February 5, 2021)
- State Capitol Development Study, Schacht Aslani Architects/Mithun. 2017 Historic Structures Report, August 2002



**Starting Fiscal** 2024  
**Project Class:** Program  
**Agency Priority:** 7

**Project Summary**

This project will rehabilitate and expand the historic Pritchard Building as part of the Legislative Campus Modernization as authorized in SHB 1080 (section 1111).

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:05AM

**Project Number:** 92000020

**Project Title:** Legislative Campus Modernization

**SubProjects**

**SubProject Number:** 40000433

**SubProject Title:** Legislative Campus Modernization – Pritchard - Rehabilitation and

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Legislature directed DES to oversee work for Legislative Campus Modernization (LCM), which will take place over the next six to seven years.

The project will address space needs of legislative agencies and critical issues with the Irving R. Newhouse, Joel M. Pritchard and John L. O'Brien buildings. Issues include:

- The Newhouse Building was built as a temporary structure and needs to be replaced.
- More than 60 percent of the Pritchard Building was built for book storage and cannot be used for office space.
- Newhouse and Pritchard have growing life-safety concerns as well as operational and functional deficiencies.
- The 3rd and 4th floors of the O'Brien Building are overcrowded, leading to issues with access, security and privacy – particularly during session.

This request is specific to the Pritchard rehabilitation and expansion portion of the project. Please see the [Legislative Campus Modernization Predesign](#) and the [project website](#) for additional information and the most recent project information.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Preliminary work related to the design stage of this project has begun. Additional funding is needed to complete the full scope of design services. Construction funding is also needed.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will rehabilitate and expand the historic Pritchard Building to 77,020 gsf (from 55,485 gsf). And in doing so, will:

- Provide space for House member offices and related functions and Legislative Agencies and food service currently located in the Pritchard Building.
- Preserve the historic reading room, restoring its historic appearance and replace the library stacks with a three-story addition.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Please see the *Legislative Campus Modernization, Predesign Report, Addendum: Pritchard Rehabilitation/Expansion Validation Study* for a complete discussion of the alternatives explored.

**5. Which clientele would be impacted by the budget request?**

Current building tenants include Legislative Facilities, Code Reviser, Joint Legislative Systems Committee (Legislative Service Center), House and Senate Security, Third House Message Center (session only), and the Department of Services for the Blind, Dome Deli (session only).

The tenants would move out of the building before construction. A temporary modular building is being constructed and will be placed on the west capital campus and used as swing space throughout the duration of the Legislative Campus Modernization project.

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:05AM

Project Number: 92000020

Project Title: Legislative Campus Modernization

**SubProjects**

SubProject Number: 40000433

SubProject Title: Legislative Campus Modernization – Pritchard - Rehabilitation and

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

**energy efficiency. Please elaborate.**

Yes, this rehabilitation will target net-zero ready. The addition includes a high-performance exterior envelope and a photovoltaic (PV) array.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following studies, reports and analysis support this request:

- Section 1111 of the 2021 Capital Budget, SHB 1080.SL
- Legislative Campus Modernization, Predesign Report, Addendum: Pritchard Rehabilitation/Expansion Validation Study
- State Capitol Development Study, Schacht Aslani Architects/Mithun. 2017
- Historic Structures Report, August 2002

**Starting Fiscal:** 2024  
**Project Class:** Program  
**Agency Priority:** 7

**Project Summary**

This project will renovate third and fourth floors of the John L. O'Brien building as part of the Legislative Campus Modernization (LCM) as authorized by the 2021 Capital Budget, SHB 1080.S (section 1111).

**OFM**

**179 - Department of Enterprise Services  
 Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:05AM

**Project Number:** 92000020

**Project Title:** Legislative Campus Modernization

**SubProjects**

**SubProject Number:** 40000434

**SubProject Title:** Legislative Campus Modernization - O'Brien Renovation

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Legislature directed DES to oversee work for Legislative Campus Modernization (LCM), which will take place over the next six to seven years.

The project will address space needs of legislative agencies and critical issues with the Irving R. Newhouse, Joel M. Pritchard and John L. O'Brien buildings. Issues include:

- The Newhouse Building was built as a temporary structure and needs to be replaced.
- More than 60 percent of the Pritchard Building was built for book storage and cannot be used for office space.
- Newhouse and Pritchard have growing life-safety concerns as well as operational and functional deficiencies.
- The 3rd and 4th floors of the O'Brien Building are overcrowded, leading to issues with access, security and privacy – particularly during session.

This request is specific to the Newhouse replacement portion of the project. Please see the [Legislative Campus Modernization Predesign](#) and the [project website](#) for additional information and the most recent project information.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request is for the design and construction phase of O'Brien rehabilitation project as part of the Legislative Campus Modernization.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will rehabilitate and reconfigure the top two floors of the John L. O'Brien building, creating adequate space to meet the needs of its tenants.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Please see the [Legislative Campus Modernization, Predesign Report](#), for a complete discussion of the alternatives explored.

**5. Which clientele would be impacted by the budget request?**

Current building tenants include members of the House of Representatives and legislative staff. The tenants would move out of the building prior to construction. A temporary modular building is being constructed and will be placed on the west capital campus and used as swing space throughout the duration of the Legislative Campus Modernization project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:05AM

**Project Number:** 92000020

**Project Title:** Legislative Campus Modernization

## SubProjects

**SubProject Number:** 40000434

**SubProject Title:** Legislative Campus Modernization - O'Brien Renovation

This project supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- Aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following provisos, reports, and analysis support this request:

- Section 1111 of the 2021 Capital Budget, SHB 1080.SL
- Legislative Campus Modernization, Predesign Report, Addendum: Pritchard Rehabilitation/Expansion Validation Study
- State Capitol Development Study, Schacht Aslani Architects/Mithun. 2017
- Historic Structures Report, August 2002

### Location

**City:** Statewide

**County:** Statewide

**Legislative District:** 098

**City:** Statewide

**County:** Statewide

**Legislative District:** 098

**City:** Statewide

**County:** Statewide

**Legislative District:** 098

**City:** Statewide

**County:** Statewide

**Legislative District:** 098

### Project Type

New Facilities/Additions (Major Projects)

New Facilities/Additions (Major Projects)

New Facilities/Additions (Major Projects)

New Facilities/Additions (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:05AM

Project Number: 92000020  
 Project Title: Legislative Campus Modernization

**SubProjects**

SubProject Number: 40000431  
 SubProject Title: LCM - Global - Temp Facilities and Columbia St Site Work

**Growth Management impacts**  
 Conforms to GMA requirements

**New Facility:** No

**Growth Management impacts**  
 Conforms to GMA requirements

**New Facility:** No

**Growth Management impacts**  
 Conforms to GMA requirements

**New Facility:** No

**Growth Management impacts**  
 Conforms to GMA requirements

**New Facility:** No

<b>Funding</b>		<b>Expenditures</b>			<b>2023-25 Fiscal Period</b>	
<b>Acct Cod</b>	<b>Account Title</b>	<b>Estimated Total</b>	<b>Prior Biennium</b>	<b>Current Biennium</b>	<b>Reappropriations</b>	<b>New Appropriations</b>
057-1	State Bldg Constr-State	4,865,000				4,865,000
057-1	State Bldg Constr-State	13,200,000				13,200,000
057-1	State Bldg Constr-State	110,864,000				110,864,000
057-1	State Bldg Constr-State	6,861,000				6,861,000
<b>Total</b>		<b>135,790,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>135,790,000</b>

		<b>Future Fiscal Periods</b>			
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:05AM

Project Number: 92000020

Project Title: Legislative Campus Modernization

**SubProjects**

SubProject Number: 40000431

SubProject Title: LCM - Global - Temp Facilities and Columbia St Site Work

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

Parameter

Entered As

Interpreted As

Biennium

2023-25

2023-25

Agency

179

179

Version

1B-A

1B-A

Project Classification

\*

All Project Classifications

Capital Project Number

92000020

92000020

Sort Order

Project Priority

Priority

Include Page Numbers

Y

Yes

For Word or Excel

Y

Y

User Group

Agency Budget

Agency Budget

User Id

\*

All User Ids

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security &amp; Safety Improvements

## Description

Starting Fiscal 2024  
 Project Class: Program  
 Agency Priority: 8

## Project Summary

\*\* Request includes reappropriation and additional new funding. \*\* DES is responsible for the stewardship, preservation, operation and maintenance of the state Capitol Campus. Improving safety and security on the campus is vital to fulfilling this important role and this includes responsibilities for campus emergency management and campus security coordination. These proposed projects will further the goals of improving physical security and safety on the Capitol Campus. These projects and their importance have been identified within the Capitol Campus Vulnerability Assessment which offers additional information related to these projects. • Campus - Duress System Replacement • Campus - Redundant Fiber Optic Pathway • Mansion - Enhancements & Security Improvements - Exterior Hardening • Mansion - Enhancements & Security Improvements - Guard Posts • Mansion - Exec Residence Enhancements- Fencing, Gates and Bollards • Mansion - Exec Residence Enhancements- Video Surveillance and Exterior Lighting • TOJ - Security Improvements • Wedge Barriers - Syd Snyder & Water Street • Campus - High-Definition Video Surveillance Cameras (High Risk Entrance Points) • Modular Building - Door Improvements

## Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The existing campus security infrastructure has since become outdated and inadequate to support the physical security and safety of employees and those that visit that campus. There are significant and immediate concerns regarding inadequate communication and video surveillance cameras as well as significant gaps in the overall campus security program The Capitol Campus Vulnerability Assessment offers additional information related to these issues.

Individual project descriptions (C2) and estimated costs/timeline (C100) can be provided upon request.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

These projects will provide immediate improvements to Capitol Campus Safety and security. Specifically, the projects include:

2023-25

Campus - Duress System Replacement  
 Campus - Redundant Fiber Optic Pathway  
 Mansion - Enhancements & Security Improvements - Exterior Hardening  
 Mansion - Enhancements & Security Improvements - Guard Posts  
 Mansion - Exec Residence Enhancements- Fencing, Gates and Bollards  
 Mansion - Exec Residence Enhancements- Video Surveillance and Exterior Lighting  
 TOJ - Security Improvements  
 Wedge Barriers - Syd Snyder & Water Street

2025-27

Campus - High-Definition Video Surveillance Cameras (High Risk Entrance Points)  
 Modular Building - Door Improvements

**3. How would the request address the problem or opportunity identified in question #1?**



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179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

## Description

These projects will provide immediate improvements to Capitol Campus Safety and security. Improving safety and security on the campus is vital to fulfilling this important role and this includes responsibilities for campus emergency management and campus security coordination. These proposed projects will further the goals of improving physical security and safety on the Capitol Campus.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The Capitol Campus Vulnerability Assessment offers additional information related to these projects and associated alternatives.

**5. Which clientele would be impacted by the budget request?**

Emergency responders, employees and the public directly benefits from these security and safety enhancement projects.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

The following studies, reports and analysis support this request:

*The Capitol Campus Vulnerability Assessment*, 2019

**8. For IT-related costs:**

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
 N/A

OFM

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**Description**

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.  
 No

11. Is there additional information you would like decision makers to know when evaluating this request?  
 The Capitol Campus Vulnerability Assessment, 2019 offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reappropriations	New Appropriations
036-1 Capitol Bldg Constr-State	1,508,000	72,000	45,000	1,391,000	
057-1 State Bldg Constr-State	16,946,000	579,000	1,299,000	1,180,000	12,278,000
289-1 Thur Cty Capital Fac-State	3,794,000		507,000	1,203,000	1,730,000
<b>Total</b>	<b>22,248,000</b>	<b>651,000</b>	<b>1,851,000</b>	<b>3,774,000</b>	<b>14,008,000</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
036-1 Capitol Bldg Constr-State				
057-1 State Bldg Constr-State	1,610,000			
289-1 Thur Cty Capital Fac-State	298,000	56,000		
<b>Total</b>	<b>1,908,000</b>	<b>56,000</b>	<b>0</b>	<b>0</b>

## Operating Impacts

No Operating Impact

## SubProjects

SubProject Number: 40000412  
 SubProject Title: Campus - Duress System Replacement

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812  
 Project Title: Campus Physical Security & Safety Improvements

## SubProjects

SubProject Number: 40000412  
 SubProject Title: Campus - Duress System Replacement

Starting Fiscal: 2024  
 Project Class: Program  
 Agency Priority: 8

### Project Summary

This project will install a duress notification system across the campus that is integrated into the Capitol Campus security system to increase public and employee safety. It will replace the current standalone system that is obsolete, not integrated and in many places is non-functional.

### Project Description

#### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The duress system on the Capitol Campus is obsolete, beyond its useful life and should be replaced. This project seeks to update existing systems to a modern platform that is fully integrated, supported and reliable.

A duress system is an electronic in-building system designed to alert security and law enforcement of an emergency or threat to person(s) or property. Duress buttons are monitored by a 24/7 UL rated monitoring service that actively watches for alarms and provides initial contact to law enforcement for response. An effective deployment and system replacement would incorporate new in-building hardware (controllers, buttons, and wiring) and integration of the in-building hardware into the DES managed campus security system. Integration with the campus security system allows for integration with services such as video management.

Public and employee safety is directly benefited by replacement of in-building hardware, cabling and new buttons.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will replace and centralize the current campus duress system, including hardware and cabling, and integration into the campus security system.

Estimated time for completion is 18 months. The project could be divided into three phases, with each phase requiring six months.

Proposed timeline:

· July 2023 – January 2025

**3. How would the request address the problem or opportunity identified in question #1?**

Replacement of the system, cabling, in-building hardware, and integration into the current Genetec security system will ensure reliability of this critical life safety need when an emergency occurs. The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

**Preferred Alternative:** The project could be completed in a single biennium and is estimated it will take 18 months.

**Phased Alternative:** The project could be phased over several biennium. Using this strategy, one third of the system would

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812

**Project Title:** Campus Physical Security & Safety Improvements

### SubProjects

**SubProject Number:** 40000412

**SubProject Title:** Campus - Duress System Replacement

be updated for each of the next three biennium.

**5. Which clientele would be impacted by the budget request?**

All campus tenants and first responders will benefit from the replacement of the current system resulting in an increase of overall safety and security.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

· Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o security and safety improvements on the Capitol Campus in accordance with the Security Study;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

No.

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812

**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000412

**SubProject Title:** Campus - Duress System Replacement

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The Capitol Campus Vulnerability Assessment, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2023-25 Fiscal Period Reapprops	New Approps
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2023-25 Fiscal Period Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	474,000				120,000
	<b>Total</b>	<b>474,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>120,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	298,000	56,000		
<b>Total</b>	<b>298,000</b>	<b>56,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

**Project Number:** 30000812  
**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000412  
**SubProject Title:** Campus - Duress System Replacement  
**No Operating Impact**

**SubProject Number:** 40000413  
**SubProject Title:** Campus - Redundant Fiber Optic Pathway

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**  
\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002  
**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812  
**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000413  
**SubProject Title:** Campus - Redundant Fiber Optic Pathway

**Starting Fiscal:** 2024  
**Project Class:** Program  
**Agency Priority:** 8

**Project Summary**

This project will install fiber optic cabling across the campus. This is a necessary component of an efficient, effective, and resilient communication pathway for security technologies and other building systems. This is essential to support the Continuity of Operations Plan (COOP) for DES and other agencies in the event of an emergency.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

This project seeks to increase security and information technology infrastructure resiliency by creating a redundant information pathway across the Capitol Campus. This type of pathway, including fiber optics, are foundational building blocks to the physical security and cyber security of the Capitol Campus. This project is vital to security and cyber infrastructure. The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space,**

**etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The proposed funding allows for the acquisition of conduit, pathways, trenching, boring and the fiber optic cabling components to create a redundant pathway. Completing this project provides an efficient and effective communication pathway for security technologies and other building systems along with supporting the Continuity of Operations Plan (COOP) for DES and other agencies for the Capitol Campus in the event of an emergency.

Estimated timeline for the project is:

Design: August 2023 – March 2024

Construction: June 2024 – June 2025

**3. How would the request address the problem or opportunity identified in question #1?**

By implementing a redundant fiber optic pathway, the campus will have an efficient and effective communication path supporting the DES COOP and other needs in the event of an emergency.

This work will also support disaster mitigation and recovery efforts across all campus agencies.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were considered. The underground fiber optic pathway will provide the redundancy pathway needed in the event of an emergency. This will support systems above ground such as building systems, computers, and staff equipment.

**5. Which clientele would be impacted by the budget request?**

All users of Capitol Campus would benefit from more improved security.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812

**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000413

**SubProject Title:** Campus - Redundant Fiber Optic Pathway

A redundant fiber optic cabling system would serve all occupants of the campus through improved physical security and cyber security. The system redundancy would provide greater reliability during an emergency

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.



**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities, and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- security and safety improvements on the Capitol Campus in accordance with the 2019 Capitol Campus Vulnerability Assessment
- is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

Unknown at this time. Completion of the Design will provide details to any IT related work.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000413

SubProject Title: Campus - Redundant Fiber Optic Pathway

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	376,000				376,000
	<b>Total</b>	<b>376,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>376,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000414

SubProject Title: Mansion - Enhancements & Security Improvements - Exterior Hardeni

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

## SubProjects

SubProject Number: 40000414

SubProject Title: Mansion - Enhancements & Security Improvements - Exterior Hardeni

Starting Fiscal 2024

Project Class: Program

Agency Priority: 8

### Project Summary

This project will improve the safety and security of the executive residence by hardening the exterior envelope.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

This project is a priority because the current security measures do not meet DES established standards or the recommendations in the Vulnerability Assessment. This project is urgent and supports the safety of the highest elected official in the State of Washington. This request supports the capital priorities of DES:

a. Improving Health & Safety

b. Mitigating Risks

· Comprehensive replacement or updates to the building systems will enable the security staff ability to provide protection to the Mansion residents and guests as well as contribute to the safety of the security staff.

c. Extending Facility Life/ Improving Facility Usability

· The hardening of this building will extend the useful life of this structure.

#### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

The estimated project timeline for FY 23-25 as follows:

Design July 2023 – February 2024

Construction April 2024 - July 2025

#### 3. *How would the request address the problem or opportunity identified in question #1?*

This project will result in hardening of the residence that will provide quality security for the residents and guests of the Governor's Mansion. Upon completion of the project, the Washington State Patrol officers and other security personnel will be able to incorporate a holistic security plan (including physical, electronic, and video components).

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The design phase of this project will identify alternative approaches to the project.

**5. Which clientele would be impacted by the budget request?**

The residence hardening is an integral component of the Mansion security plan and the entire Capitol Campus. It will also bring modern standards to both physical and technological security for the Executive Residence.

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000414

SubProject Title: Mansion - Enhancements & Security Improvements - Exterior Hardeni

The Mansion residents and guests as well as the security personnel may experience some disruption to their normal operations during construction. Swing space will not be required.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT related costs:**

6. For IT-related costs:

NA

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

NA

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

Capitol Campus Security, West Campus and Executive Residence, Security Improvement, KPFF, March 2021

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

SubProjects

SubProject Number: 40000414

SubProject Title: Mansion - Enhancements & Security Improvements - Exterior Hardeni

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Infrastructure (Major Projects)

Growth Management impacts

Conforms with GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	2,169,000				2,169,000
	<b>Total</b>	<b>2,169,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,169,000</b>

<b>Funding</b>		<b>Expenditures</b>			<b>2023-25 Fiscal Period</b>	
<b>Acct Cod</b>	<b>Account Title</b>	<b>Estimated Total</b>	<b>Prior Biennium</b>	<b>Current Biennium</b>	<b>Reappropriations</b>	<b>New Appropriations</b>
289-1	Thur Cty Capital Fac-State	228,000				228,000
	<b>Total</b>	<b>228,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>228,000</b>

**Future Fiscal Periods**

	<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000415

SubProject Title: Mansion - Enhancements & Security Improvements - Guard Posts

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000415

SubProject Title: Mansion - Enhancements & Security Improvements - Guard Posts

Starting Fiscal: 2024  
 Project Class: Program  
 Agency Priority: 8

**Project Summary**

This project will replace guard posts #2 and #3. This replacement work includes weatherproofing, insulation, roof systems, interior finishes, HVAC, fire protection, electrical, and data connectivity. The scope for Guard Post #2 includes a restroom and ballistic protection.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Guard Posts are small security post structures strategically sited on the grounds of the Governor's Mansion. Guard Post structures are used around the clock by Washington State Patrol officers to provide on-site presence, monitoring, and security to the Governor's Mansion. The posts provide shelter, minimal amenities, and critical communications and technology access for officers on duty. This project is for the funding to replace Guard Post #2 and Guard Post #3.

This project will replace and extend the life expectancy of the guard posts by:

- Replace the structure envelope including roof and exterior walls to prevent water intrusion and improve the insulation factor.
- Replace the interior and finishes to worn and damaged components and to fit the current day work requirements.
- Replace the HVAC system to provide appropriate working conditions and to protect the sophisticated electronic equipment.
- Replace the fire protection system to protect the asset in the event of an emergency.
- Replace the electrical system components to provide appropriate working conditions and better serve the modern electronic equipment used by the security staff.
- Replace data connectivity to serve the modern electronic equipment used by the security staff.

This project will address current and future needs of the security staff (including WSP) by improving building systems consistent with the current technologies. Most notably, this will address needs in the areas of HVAC, Electrical, and data connectivity. This project also will address updates to the National Fire Protection Association (NFPA) and local fire codes with the update and improvements to the fire protection system.

This project is a priority because without it the guard posts will continue to deteriorate. Substandard posts will impede the WSP officer's ability to perform the full range of their duties. This project is urgent and supports the safety of the highest elected official in the State of Washington.

This request supports the capital priorities of DES:

#### a. Improving Health & Safety

- Improving the HVAC system enhances the workplace safety of security staff.
- Roof replacement will prevent mold growth and significantly lowers the health risk to the staff due to potential indoor air quality issues.

#### b. Mitigating Risks

- Comprehensive replacement to the building systems will enable the security staff ability to provide protection to the Mansion residents and guests as well as contribute to the safety of the security staff.
- Systematic update of the fire protection system will limit the risk of loss of life and property damage in the event of a fire.

#### c. Extending Facility Life/ Improving Facility Usability

- The envelope replacement / repair (Roof and walls) will prevent damage to the building components and will extend the useful life of this structure.
- Replacing the HVAC improvements, electrical improvements and data connectivity improvements will extend the useful life of these structures and support current operational needs.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812  
**Project Title:** Campus Physical Security & Safety Improvements

## SubProjects

**SubProject Number:** 40000415  
**SubProject Title:** Mansion - Enhancements & Security Improvements - Guard Posts

The health and safety components of the project:

- Systematic update of the fire protection system will limit the risk of loss of life and property damage in the event of a fire.
- Roof replacement will prevent mold growth and significantly lowers the health risk to the staff due to potential indoor air quality issues.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The estimated project timeline for FY 23-25 as follows:

Design July 2023 – March 2024

Construction May 2024 – June 2025

**3. How would the request address the problem or opportunity identified in question #1?**

This project will result in replacing Guard Posts #2 & #3 in order to provide quality security for the residents and guests of the Governor's Mansion. The guard posts will provide the Washington State Patrol officers and other security personnel a platform that personnel will be able to use for incorporating a holistic security plan. The replacement structures will provide shelter, minimal amenities, and critical communications and technology access for officers on duty.

Without this project the guard posts will continue to deteriorate, and vulnerabilities will continue to be a concern at the residence, which may impede the WSP officer's ability to perform the full range of their duties to the level expected resulting in an unnecessary or unacceptable risk to the Mansion residents and guests.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The design phase of this project will identify alternative approaches to the project.

**5. Which clientele would be impacted by the budget request?**

The guard posts are critical components of the Mansion security plan and are integrated into the entire security plan of the Capitol Campus. This project will extend the useful life of the building to provide acceptable shelter for the WSP officers and will also provide a modern technology platform to protect the Executive Residence, guests, and the West Capitol Campus.

The Mansion residents and guests, as well as the security personnel will experience some disruption to their normal operations during construction. Swing space will not be required, but some temporary facilities may be appropriate while construction progresses.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No



## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security &amp; Safety Improvements

**SubProjects**

SubProject Number: 40000415

SubProject Title: Mansion - Enhancements &amp; Security Improvements - Guard Posts

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

**8. For IT-related costs:**

NA

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Capitol Campus Security, West Campus and Executive Residence, Security Improvement, KPFF, March 2021

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000415

SubProject Title: Mansion - Enhancements & Security Improvements - Guard Posts

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	2,660,000				2,660,000
	<b>Total</b>	<b>2,660,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,660,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000416

SubProject Title: Mansion - Exec Residence Enhancements - Fencing, Gates, Bollards

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

## SubProjects

SubProject Number: 40000416

SubProject Title: Mansion - Exec Residence Enhancements - Fencing, Gates, Bollards

Starting Fiscal 2024

Project Class: Program

Agency Priority: 8

### Project Summary

This project will improve the safety and security of the executive residence by providing or improving existing fencing, gates, and bollards.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

This project is a priority because the current security measures do not meet DES established standards or the recommendations in the Vulnerability Assessment. This project is urgent and supports the safety of the highest elected official in the State of Washington

This request supports the capital priorities of DES:

- a. Improving Health & Safety
- b. Mitigating Risks

· Comprehensive replacement or updates to the building systems will enable the security staff ability to provide protection to the Mansion residents and guests as well as contribute to the safety of the security staff.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The estimated project timeline for FY 23-25 as follows:

Design July 2023 – August 2024

Construction September 2023 – June 2024

**3. How would the request address the problem or opportunity identified in question #1?**

This project will add or improve existing fencing, gates, and bollards of the residence that will provide quality security for the residents and guests of the Governor's Mansion. Upon completion of the project, the Washington State Patrol officers and other security personnel will be able to incorporate a holistic security plan (including physical, electronic, and video components).

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The design phase of this project will identify alternative approaches to the project.

**5. Which clientele would be impacted by the budget request?**

Fencing, gates, and bollards are an integral component of the Mansion security plan and the entire Capitol Campus. It will also bring modern standards to both physical and technological security for the Executive Residence.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security &amp; Safety Improvements

**SubProjects**

SubProject Number: 40000416

SubProject Title: Mansion - Exec Residence Enhancements - Fencing, Gates, Bollards

The Mansion residents and guests as well as the security personnel may experience some disruption to their normal operations during construction. Swing space will not be required.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

NA

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050. Class**

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

Capitol Campus Security, West Campus and Executive Residence, Security Improvement, KPFF, March 2021

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000416

SubProject Title: Mansion - Exec Residence Enhancements - Fencing, Gates, Bollards

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Infrastructure (Major Projects)

Growth Management impacts

Conforms with GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	3,356,000				3,356,000
	<b>Total</b>	<b>3,356,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,356,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

SubProject Number: 40000420  
SubProject Title: Mansion - Exec Residence Enhancements- Video Surveillance and Ext

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812  
Project Title: Campus Physical Security & Safety Improvements

### SubProjects

SubProject Number: 40000420  
SubProject Title: Mansion - Exec Residence Enhancements- Video Surveillance and Ext

Starting Fiscal: 2024  
Project Class: Program  
Agency Priority: 8

#### Project Summary

This project will improve the safety and security of the executive residence by providing high-definition video surveillance cameras and exterior lighting.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

This project is a priority because the current security measures do not meet DES established standards or the recommendations in the Vulnerability Assessment. This project is urgent and supports the safety of the highest elected official in the State of Washington. This request supports the capital priorities of DES:

- a. Improving Health & Safety
- b. Mitigating Risks

· Comprehensive replacement or updates to the building systems will enable the security staff ability to provide protection to the Mansion residents and guests as well as contribute to the safety of the security staff.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The estimated project timeline for FY 23-25 as follows:

Design July 2023 – August 2024

Construction September 2023 – June 2024

**3. How would the request address the problem or opportunity identified in question #1?**

This project will add surveillance and lighting of the residence that will provide quality security for the residents and guests of the Governor's Mansion. Upon completion of the project, the Washington State Patrol officers and other security personnel will be able to incorporate a holistic security plan (including physical, electronic, and video components).

**4. What alternatives were explored? Why was the recommended alternative chosen?**

7. What alternatives were explored? Why was the recommended alternative chosen?  
The design phase of this project will identify alternative approaches to the project.

**5. Which clientele would be impacted by the budget request?**

Surveillance and lighting is an integral component of the Mansion security plan and the entire Capitol Campus. It will also bring modern standards to both physical and technological security for the Executive Residence. The Mansion residents and guests as well as the security personnel may experience some disruption to their normal

OFM

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000420

SubProject Title: Mansion - Exec Residence Enhancements- Video Surveillance and Ext  
operations during construction. Swing space will not be required.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

NA

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Capitol Campus Security, West Campus and Executive Residence, Security Improvement, KPFF, March 2021

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812

**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000420

**SubProject Title:** Mansion - Exec Residence Enhancements- Video Surveillance and Ext

**Location**

**City:** Statewide

**County:** Statewide

**Legislative District:** 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

**New Facility:** No



<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Cod</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	3,444,000				3,444,000
	<b>Total</b>	<b>3,444,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,444,000</b>

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000418  
 SubProject Title: TOJ - Security Improvements

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium  
 \*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
 Date Run: 9/21/2022 11:09AM

Project Number: 30000812  
 Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000418  
 SubProject Title: TOJ - Security Improvements

Starting Fiscal: 2024  
 Project Class: Program  
 Agency Priority: 8

**Project Summary**

This project will improve the security of the Temple of Justice by installing card readers, video surveillance cameras, duress buttons, automated lockdown controls, and 3M security film on the building. This request also includes an accessibility study to support the safety and security of individuals experiencing disability. The building lacks adequate security and is not in alignment with campus standards.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The expansion and enhancement of physical security technologies are necessary for the Temple of Justice.

This project should be completed in FY 23-25 to achieve construction efficiencies with the Temple of Justice HVAC, Lighting, and Plumbing system upgrades. Construction efficiencies include:

- Reduced contractor mobilization costs
- Demolition costs
- Reduced disruption to the building occupants
- Savings from overlapping scope (e.g., conduit)

The Capitol Campus Vulnerability Assessment (2019) offers additional information related to this project.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

Estimated project timeline is FY 23-25.

Design: August 2023 – January 2024

Construction: April 2024 – May 2025

### 3. *How would the request address the problem or opportunity identified in question #1?*

This project will result in expanded and enhanced physical security in the Temple of Justice. Completing this project will create an effective intrusion detection system that alerts security and law enforcement professionals of unauthorized building access and protect building occupants in the event of a security incident.

Specific improvements include:

- Card readers
- Video surveillance cameras
- Duress buttons
- Automated lockdown controls
- 3M security film
- An accessibility study

It will also integrate other building security systems such as video management.

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

## SubProjects

SubProject Number: 40000418

SubProject Title: TOJ - Security Improvements

**4. What alternatives were explored? Why were the recommended alternative chosen?**

No alternatives were explored. The scope of this project request will provide increased security technologies to specific locations in the building to prevent unauthorized access.

**5. Which clientele would be impacted by the budget request?**

This project will benefit occupants and visitors to the Temple of Justice. This project will provide confidence that the security team will have the tools required to provide quality security for the Temple of Justice occupants and visitors.

The accessibility study will address safety and security for individuals experiencing disability. Physical barriers present unique challenges during security incidents when egress options may be limited or elevators are inoperable. The study will address the accessibility of the Temple of Justice generally and through the specific lens of accessibility within emergency management.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Security Study;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
- Aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

Completion of the Design will provide information on any IT requirements.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. If yes, please elaborate. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to**

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000418

SubProject Title: TOJ - Security Improvements

*reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Capitol Campus Vulnerability Assessment, 2019

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	1,006,000				1,006,000
	<b>Total</b>	<b>1,006,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,006,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

289-1 Thur Cty Capital Fac-State	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
<b>Total</b>	0	0	0	0

**Operating Impacts**

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812

**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000418

**SubProject Title:** TOJ - Security Improvements

No Operating Impact

**SubProject Number:** 40000419

**SubProject Title:** Wedge Barriers - Syd Snyder & Water Street

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812

**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000419

**SubProject Title:** Wedge Barriers - Syd Snyder & Water Street

**Starting Fiscal:** 2024  
**Project Class:** Program  
**Agency Priority:** 8

**Project Summary**

This project is a continuation of an existing project (30000812) and will complete the installation of two vehicle barriers as part of the Capitol Campus security improvements plan. One of the proposed vehicle barriers will be located near Sid Snyder Way and Columbia Street intersections. Another is planned near the corner of Water Street and 11th Avenue.

## Project Description

### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Capitol Campus attracts hundreds of thousands of visitors each year, many of whom attend events such as rallies, protests, and counter-protests. Based on documented impacts, many of these types of events can become contentious and sometimes lead to significant opportunities for escalation into violent confrontations.

This project will support the continuity of government operations while maintaining an inviting, open campus setting.

### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will install vehicle barriers for portions of the west campus. These enhancements will improve the safety and security of all staff and visitors to the Capitol Campus

The estimated project timeline for FY 23-25 as follows:

Construction September 2023 – June 2024

### **3. How would the request address the problem or opportunity identified in question #1?**

This set of enhancements will provide timely security measures to the West Capitol Campus. The barriers will protect people and property while retaining open access to the public.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

This request is a continuation of an existing funded project. The design phase of this work identified alternative approaches to the project.

### **5. Which clientele would be impacted by the budget request?**

Wedge barriers are an integral component of the campus security plan. This work will also bring modern standards to both physical and technological security for the West Campus.

Campus staff and visitors may experience some disruption to their normal operations during construction. Swing space will not be required.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

## SubProjects

SubProject Number: 40000419

SubProject Title: Wedge Barriers - Syd Snyder & Water Street

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

NA

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

NA

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000419

SubProject Title: Wedge Barriers - Syd Snyder & Water Street

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Infrastructure (Major Projects)

Growth Management impacts

Conforms with GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Approvals
057-1	State Bldg Constr-State	649,000				649,000
	<b>Total</b>	<b>649,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>649,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000417

SubProject Title: Campus - High-Definition Video Surveillance Cameras (High Risk En

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

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Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

## SubProjects

SubProject Number: 40000417

SubProject Title: Campus - High-Definition Video Surveillance Cameras (High Risk En

Starting Fiscal 2026

Project Class: Program

Agency Priority: 8

### Project Summary

This project will deploy high-definition video surveillance cameras to prioritized campus locations for increased safety and security.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Increased safety and security for the Capital Campus.

Estimated project timeline is FY 25-27.

Design: August 2025 – January 2026

Construction: April 2026 – February 2027

**3. How would the request address the problem or opportunity identified in question #1?**

This project will create an effective high-definition video surveillance camera system that alerts security and law enforcement professionals of unauthorized building access.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were explored. The scope of this project requests will provide increase in security alert system to specific locations in the buildings to prevent unauthorized access.

**5. Which clientele would be impacted by the budget request?**

This project will benefit occupants and visitors to all state facilities on Capitol Campus.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities, and initiatives:

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:09AM

**Project Number:** 30000812

**Project Title:** Campus Physical Security & Safety Improvements

**SubProjects**

**SubProject Number:** 40000417

**SubProject Title:** Campus - High-Definition Video Surveillance Cameras (High Risk En

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Security Study;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

Completion of the Design will provide information on any IT requirements.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. If yes, please elaborate. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

SubProject Number: 40000417

SubProject Title: Campus - High-Definition Video Surveillance Cameras (High Risk En

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,060,000				
	<b>Total</b>	<b>1,060,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	1,060,000			
<b>Total</b>	<b>1,060,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000421

SubProject Title: Modular Building - Door Improvements

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security &amp; Safety Improvements

**SubProjects**

SubProject Number: 40000421

SubProject Title: Modular Building - Door Improvements

Starting Fiscal 2026

Project Class: Program

Agency Priority: 8

**Project Summary**

The Modular Building was constructed in 1980 and is in need of a renewal or replacement of door, door hardware and security technologies. (This is not an upgrade). The doors are beyond useful life and present vulnerabilities and ongoing door hardware modifications are necessary to not have employees trapped in certain locations. Exterior and interior doors at the Modular Building are due for replacements and enhancements for security and for employees to safely egress. Temporary modifications have been made to ensure employee safety; however, these modifications are only temporary. Ideally the Modular Building Door Improvements would be included as part of the scope of work in the FY 23-25 Modular Building Project.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

Replacement of exterior and interior doors, door hardware and security technologies are necessary for the security and life safety for employees.

The "Property Evaluation Report, Modular Building Assessment & Critical Repairs" EHM July 5, 2016, identified failing and obsolete systems and extensive replacement requirements. The July 2020 "Tumwater Modular Building Print and Mail Facility Predesign" completed a space needs program and site options analysis, explored facilities options, and estimated costs for a preferred option. A preferred option was recommended

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Estimated project time line is FY 25-27

**3. How would the request address the problem or opportunity identified in question #1?**

Request will address the opportunity for providing safety and life safety for employees and visitors.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were explored. The scope of this project requests will provide increases in security and life safety for employees and visitors.

**5. Which clientele would be impacted by the budget request?**

Printing and Imaging (approx. 50 staff), Production Services (approx. 12 staff), and Fleet Operations (approx. 2 staff), occupy space within the Modular Building.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security &amp; Safety Improvements

**SubProjects**

SubProject Number: 40000421

SubProject Title: Modular Building - Door Improvements

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the Governor's Results Washington goals for efficient and accountable government, including increased customer satisfaction and reduced cost of energy at state owned facilities.

It supports the DES Leadership Model, Big 3 Initiatives, including improved customer satisfaction, team member satisfaction and financial health, and promotes DES Capital Plan Priorities for excellence in stewardship, safety and sustainability. The project will preserve a state-owned facility and allow it to continue to serve its state government functions into the future.

This project also supports the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection. The project will also use high-performance standards for this major building rehabilitation and protect citizens' investment in state facilities. The State's assets should be managed in a coordinated businesslike manner that values life-cycle investment.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

"Property Evaluation Report, Modular Building Assessment & Critical Repairs" EHM July 5, 2016

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:09AM

Project Number: 30000812

Project Title: Campus Physical Security & Safety Improvements

**SubProjects**

**Project Type**

SubProject Number: 40000421

SubProject Title: Modular Building - Door Improvements

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	550,000				
	<b>Total</b>	<b>550,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	550,000				
	<b>Total</b>	<b>550,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	30000812	30000812
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:56AM

Project Number: 40000249

Project Title: NRB - Replace Piping for Wet Fire Suppression

### Description

Starting Fiscal 2024  
 Project Class: Program  
 Agency Priority: 10

#### Project Summary

This project will replace failing and corroded fire suppression pipes throughout the Natural Resource Building.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The wet fire suppression pipework in the Natural Resources Building is failing, corroding and needs replacing. The Natural Resources Building was constructed in 1992 and the existing system is part of the original construction. In its current condition, it poses a potential threat to life safety.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will replace the wet fire suppression pipework throughout the Natural Resources Building.

The proposed project schedule is:

Pre-design: July 2023-December 2023

Design: January 2024– July 2024

Construction: August 2024 – February 2026

Phased construction for this project would not be economical.

**3. How would the request address the problem or opportunity identified in question #1?**

The project would design and construct new pipework throughout the Natural Resources Building. This would reduce risk for life safety and help preserve the building.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The alternative is to perform break and fix maintenance until replacement can be implemented.

**5. Which clientele would be impacted by the budget request?**

The tenants of Natural Resources Building are the Department of Agriculture, Department of Fish and Wildlife, Department of Natural Resources, Department of Services for the Blind, and Washington State Recreation and Conservation.

The details of a potential swing space requirements and the implementation plan will be determined during the pre-design phase of this project. We expect the current hybrid working environment to significantly reduced the need for swing space.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**



179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:56AM

Project Number: 40000249

Project Title: NRB - Replace Piping for Wet Fire Suppression

**Description**

No.

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

This project supports the Governor’s Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, the occupants of the NRB.
- Goal #3 Sustainable energy & a clean environment by reducing storm water leakage.

In addition this project supports DES’ Strategic Framework:

- Objective 1, Ensure workspaces provided to customers are safe, healthy, and sustainable.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:56AM

Project Number: 40000249

Project Title: NRB - Replace Piping for Wet Fire Suppression

**Description**

**Growth Management impacts**

Meets GMA requirements

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	10,126,000				10,126,000
	<b>Total</b>	<b>10,126,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,126,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000249	40000249
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

Description

Starting Fiscal 2024
Project Class: Program
Agency Priority: 13

Project Summary

This request seeks funding for a compilation of Statewide Minor Works Programmatic projects planned for 2023-33. These projects provide programmatic needs to preserve state facilities and addresses public safety risks, reduces system failures, and protects vital state assets.

Project Description

1. Identify the problem or opportunity addressed. Why is the request a priority?

This request is for a compilation of programmatic repairs to state-owned facilities to improve or replacement of building system components, equipment, etc. to preserve the facility or its operations. The request includes specific improvements to DES managed facilities, including buildings and grounds, to improve the asset's condition and accommodate changes in service or meet a state agency request.

DES currently provides property management services and maintenance support for 5.5M square feet of office building space, the State Capitol Campus grounds and parks, and approximately 6,000 parking stalls in five counties.

Attached is a specific listing of planned Minor Works Programmatic Projects. A description, justification, and cost estimate for each minor work programmatic project is included in the sub-project list.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

These projects will improve the conditions of the existing facility or are related to the programmatic needs of a building occupant. Each project will support the work of state government and enable public accessibility to state-owned facilities. These projects reduce health and safety risks to the state employees and public, improve workplace environments, reduce operating expenses, and protects the state vital assets and resources.

3. How would the request address the problem or opportunity identified in question #1?

To address the specific programmatic needs identified for each facility, the Minor Works Programmatic Projects will:

- Address public or life safety issues;
• Improve the workplace environment;
• Correct code violations or address updated codes;
• Reduce the backlog of deferred renewal or maintenance;
• Extend the useful life of the assets/components;
• Improves accessibility to the general public and employees; and\
• Promote greater energy efficiency and related cost savings.

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**Description**

These projects result in safer, more reliable and accessible state facilities. Not taking action decreases the efficiency of state government, and maintains the existing conditions of the facility.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives considered for each of these projects include:

Run-to-Failure (Status Quo): Maintain each facility in their current state. This does not address the programmatic needs of the state, and does not improve the conditions of the facility. In some instances, opportunities to address life/safety or operating efficiencies are lost by maintaining the status quo. This alternative can be costly to the state operationally, and for this reason, this alternative was deemed as an unacceptable alternative.

Inclusion in Large Capital Project: DES could defer programmatic improvements as part of a large capital project, such as a major building renovation or redevelopment project. This alternative requires the building occupant to perform its services under current conditions, and requires facility systems to remain operational until funding for the large capital project is made available.

Minor Works Programmatic Projects relate to aged facilities or related systems, which are long past their life expectancy and are in need of attention.

**5. Which clientele would be impacted by the budget request?**

These Minor Works Programmatic Projects will provide benefit to state employees and visitors to each facility. These projects will improve worker safety and work environment, support better accessibility to government services, and reduce operational costs for state government.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

These project supports the:

- Governor’s Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- ES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**Description**

- 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

No

**Location**

**City:** Statewide

**County:** Statewide

**Legislative District:** 098

**Project Type**

Program (Minor Works)

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**Description**

Growth Management impacts  
Conforms to GMA requirements

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	694,000				
289-1	Thur Cty Capital Fac-State	5,517,000				1,896,000
<b>Total</b>		<b>6,211,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,896,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				694,000
289-1 Thur Cty Capital Fac-State		991,000	997,000	1,633,000
<b>Total</b>	<b>0</b>	<b>991,000</b>	<b>997,000</b>	<b>2,327,000</b>

**Operating Impacts**

No Operating Impact

**SubProjects**

SubProject Number: 40000306

SubProject Title: CBPS - Campus - Post-Pandemic Programming Study

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000306

SubProject Title: CBPS - Campus - Post-Pandemic Programming Study

**Starting Fiscal** 2024  
**Project Class:** Program  
**Agency Priority:** 13

### Project Summary

This project will study workforce occupancy in a post-pandemic, hybrid work environment to assess building occupancy, tenant improvements, adjacency, and opportunities to consolidate administrative HQ functions in Thurston County leased facilities to State owned buildings on the Capitol Campus and Tumwater and Lacey satellite campuses. This work will be coordinated with OFM's Facilities Oversight, comprehensive planning efforts, and tenant agencies.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Over the past two years, agencies have implemented strategies that provide flexibility in how, when, and where work gets done through a widespread remote work model during the COVID-19 pandemic, supporting their employees during challenging times. Due to the success of broadscale telework throughout state government, state facilities are now positioned to update policies and practices around hybrid work environments, reassessing long-term physical space needs.

This study is a unique opportunity to leverage this moment toward increased workplace satisfaction, job commitment, engagement, and collaboration for the Capitol Campus and satellite campus workforce.

Moreover, this is an opportunity to save the State tens of millions of dollars per year in operating costs by consolidating space in Thurston County.

#### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will complete a post-pandemic occupancy study for the State Capitol Campus workforce. The plan will provide a vision and strategies for sound technical and fiscal decision-making while addressing future operational and program needs.

The study will be completed within FY2023-25, and performed in coordination with comprehensive planning efforts on the state capitol campus.

#### 3. *How would the request address the problem or opportunity identified in question #1?*

This study will establish a clear vision for the state workforce that promotes cost-effective and space-efficient performance, as well as outline the steps necessary to encourage flexibility, collaboration, and increased productivity for the State workforce in a post-pandemic environment.

In collaboration with the key stakeholders and DES, the consultant will:

- Review previous plans, studies, and reports.
- Assess vacancy rates.
- Recommend the optimal use of available space based on best practices for a hybrid work environment.
- Identify the pandemic's long-term influence on space utilization and recommend phased tenant improvements to support current and future space management trends.
- Recommend alternative structural and non-structural development solutions.
- Recommend adjacencies.
- Assess opportunities to reduce leased space.

**OFM**

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

## SubProjects

**SubProject Number:** 40000306

**SubProject Title:** CBPS - Campus - Post-Pandemic Programming Study

· Conduct a parking and traffic impact study

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

**Services Provided by Consultant (PREFERRED ALTERNATIVE)** – Retaining professional services from a professional consultant to prepare a Capitol Campus Post-Pandemic Programming Study for the State Capital Campus is preferred. The planning consultant will assist DES staff in working with stakeholders to create a shared vision for the future development of the State Capitol Campus. The consultant will review applicable policies and guidelines, review trends and best practices for hybrid work environments, collect data and analyze program requirements, and formulate short and long-range alternatives and recommendations for the optimal use of available space.

**Status Quo** – DES has insufficient staff resources to conduct this study effectively without consultant support.

**Do Nothing** – Without this study, the capitol campus workforce risks returning to the office under the patterns of pre-pandemic space utilization, which are misaligned with hybrid work practices. This misalignment is inefficient and costly to Washington taxpayers.

Further, by delaying or omitting this study, State agencies will:

- Miss the opportunity on a coordinated hybrid work approach across agencies.
- Miss the opportunity to codify hybrid work best practices as they are initially deployed.
- Miss the opportunity to build upon and extend the success of the State's remote work model with consultant input on hybrid work environment innovations.

#### **5. Which clientele would be impacted by the budget request?**

All Capitol Campus State employees.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

None.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This request contributes to the following Results Washington goals:

Goal 3: Sustainable Energy and a Clean Environment- This study will effectively establish a shared vision, goals, objectives, and performance metrics to address Clean Transportation and Efficient Buildings & Industrial Processes. Improvements will cost-effectively reduce greenhouse gas emissions and promote energy efficiencies by reducing the state workforce's trip counts.

Goal 4: Healthy & Safe Communities- This study will support state agency growth and programmatic needs throughout the

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic



## SubProjects

**SubProject Number:** 40000306

**SubProject Title:** CBPS - Campus - Post-Pandemic Programming Study  
campus. Improvements will address employee health, wellbeing, and efficiency.

Goal 5: Efficient, Effective, and Accountable Government- this study will: 1) demonstrate the agency's commitment to providing greater customer satisfaction; 2) increase service reliability; and 3) promote a healthier workplace culture.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

A coordinated hybrid work model will:

- Reduce single-occupancy vehicle trips overall
- Reduce vehicle idling by reducing congestion
- Enable predictive modeling for building heating and cooling loads

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This study will be coordinated with the following policies and guidelines:

- [State Facility Space Use Guidelines](#)
- [Executive Order 16-07](#)

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

## SubProjects

### Project Type

SubProject Number: 40000306

SubProject Title: CBPS - Campus - Post-Pandemic Programming Study

### Project Type

Program (Minor Works)

### Growth Management impacts

Conforms to GMA requirements

New Facility: No

### Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Approps
289-1	Thur Cty Capital Fac-State	455,000				455,000
	<b>Total</b>	<b>455,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>455,000</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Operating Impacts

No Operating Impact

SubProject Number: 40000307

SubProject Title: Campus - Signage and Wayfinding

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

## SubProjects

SubProject Number: 40000307

SubProject Title: Campus - Signage and Wayfinding

Starting Fiscal: 2024

Project Class: Program

Agency Priority: 13

### Project Summary

Capitol Campus signage and wayfinding systems are limited and contain outdated information. This project will update signage standards, and design and implement signage and wayfinding systems that inform visitors and help them navigate through the Capitol Campus.

## Project Description

### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

DES requests funding in the 2023-2025 Biennium. Capitol Campus signage and wayfinding systems are limited and contain outdated information. This project will update signage standards, and design and implement signage and wayfinding systems that inform visitors and help them navigate the seat of government.

Visitors and employees of the Capitol Campus have difficulty finding their way to buildings, landmarks, memorials, and specific state agencies on the Capitol Campus. The current Capitol Campus signage and wayfinding systems are minimal, outdated, and show wear for their age.

The Capitol Campus receives over 500,000 visitors annually, yet there are only two map kiosks that provide an overview of the campus layout and most agencies have only a single sign to mark their building entrance. Visitor frustration is especially felt on the East Campus due to complex pathways and multiple agencies occupying the same building.

Without improved signage, wayfinding remains challenging. Failure to provide useful signage and navigation tools for Capitol Campus users lessens the experience and leaves members of the public confused and frustrated.

This project will survey and document existing exterior signage, identify gaps in signage, develop a new design standard and estimate construction costs. Construction and implementation will occur under a separate request in the following biennium.

### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will first survey and document existing signage and identify needs. The existing kiosks will be replaced. In the following biennium, recommendations from the survey will be implemented across the Capitol Campus.

### **3. How would the request address the problem or opportunity identified in question #1?**

All Capitol Campus users will benefit from an improved signage and wayfinding system. This project is timely for the 2028 centennial of the Legislative Building, which will likely increase the number of visitors. Clients and constituents are better served by a signage and wayfinding system that is intuitive and effective.

Without improved signage, the visitor experience is suboptimal and degrades the reputation of the historic campus.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

## SubProjects

SubProject Number: 40000307

SubProject Title: Campus - Signage and Wayfinding

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Campus maps are available online, but visitors to the campus may not be aware of this resource and not all visitors have access to computers or smartphones. Visitors who are not familiar with building and street names may still have difficulty finding their way without appropriate signage.

**5. Which clientele would be impacted by the budget request?**

In 2028, the Legislative Building will celebrate its centennial. All Capitol Campus users will benefit from an improved signage and wayfinding system. Clients and constituents are better served by a system that is intuitive and effective. The visitor experience will be greatly improved by this initiative.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

This project supports:

- the Governor’s Results Washington goals:
  - o Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, all visitors and guests.
- DES agency strategies, priorities and initiatives:
  - o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
  - o DES Facility Management strategies of:
    - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
    - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
    - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
    - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000307

**SubProject Title:** Campus - Signage and Wayfinding

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

....

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

N/A

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Program (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	162,000				162,000
	<b>Total</b>	<b>162,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>162,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000308

SubProject Title: Leg - Exterior Safety Railing

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

## SubProjects

SubProject Number: 40000308

SubProject Title: Leg - Exterior Safety Railing

Starting Fiscal: 2024

Project Class: Program

Agency Priority: 13

### Project Summary

Several areas in the Capitol Campus Legislative Core lack appropriate safety railings to maintain ingress/egress for employees and the visiting public, as well as separation for pedestrians and traffic. This request is specific to the Legislative Building

### Project Description

#### 1. Identify the problem or opportunity addressed. Why is the request a priority?

DES requests funding in the 2023-2025 Biennium. This project would address significant safety deficiencies in the area of the Legislative Core of West Campus. The Core of West Campus serves more than 6,000 campus employees, and in 2019, there were over 432,000 visitors to the Capitol Campus comprised of:

- Number of Students on Scheduled Tours = 23,476
- Number of Visitors on Public Tours = 26,985
- Number of Participants/Visitors for Events = 380,358 (695 Events)

The inadequacies of hand rails and protective railings frequently results in close calls for accidents as well as fail to protect ingress/egress to move people in and out of the buildings in a safe and timely manner. In addition, the lack of rail spacing and loop extensions on the stairways does not comply with current building code requirements.

These locations include:

- Legislative Building North Steps - Areas lack adequate and effective handrails and railings to prevent falls and maintain ingress/egress.
- Legislative Building North Sidewalk - Area lacks railings to separate pedestrians from Flag Circle parking and traffic paths.

#### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

The project will provide safety railing that match the design/decor of the existing bronze railing on the Legislative Building North Steps.

The locations for railing installation are:

##### a) The Legislative Building North Steps:

While this area has single path handrails, it should have matching railings approximately six feet from the existing railings to provide and maintain safe pathway and maintain ingress/egress. Several areas also lack railing protection, which could result in falls from a significant height.

An additional set of stair railings will add a level of increased safety and security to all that visit the campus. The ability to protect people from falling over the edge of a platform, landing, and stairs serves as an important safety feature to assist visitors to maintain their balance and prevent falls on stairs and from heights.

##### b) Legislative Building North Sidewalk - This area has no railing to separate pedestrians from Flag Circle parking and traffic paths.

This added feature will also assist Capitol Security and Visitors Services (CSVS) in managing large protest and events and help decrease the time it takes for staff to continually manage the access aisles. This element will help ensure public safety with crowd control. In addition, the fence line solution will help with parking and can even be configured to meet a variety of needs, from the tenants to public use.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000308

SubProject Title: Leg - Exterior Safety Railing

Project Schedule:

Design: August 2022 – February 2024

Construction: June 2024 – June 2025

**3. How would the request address the problem or opportunity identified in question #1?**

Adding safety railings to the areas listed above will decrease the risk of accidents to the public and employees and reduce the risk of property damage. The time staff spends enforcing and mitigating risk will be reduced by installing these structures, which will allow staff to focus on core program functions. . Several of these elements will help extend and improve facility usability by having a managed path for users.

Adding additional stair railings to the Legislative Building steps and constructing a fence line solution at the south side of the Flag Circle will improve safety and security on the Capitol Campus.

Not funding this project will continue the intensive work for DES's Campus Security and Visitor Services (CSVS) to manage risk in the Legislative Core. The Legislative Core operates at a high risk level considering the amount and type of events and activities associated with the public space arena on a government capitol campus. These risks include damage to public property, damage to personal property, general safety to the public, security and safety associated with crowd control - for events such as rallies and protests, and safe walking paths.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action - Not taking action will result in continued risk to the public, visitors and state employees-users of the campus.

Incremental - An incremental approach could be attempted, for example by constructing one set of railings on one building at a time. But this risks looking "half-finished" and does not reduce the risks to safety sufficiently. Doing the project in pieces also typically costs more and risks not having the materials match appropriately.

Preferred Alternative - The preferred alternative is to complete the design and construction all within the 23-25 biennium.

**5. Which clientele would be impacted by the budget request?**

Having a clear and defining stair rail on the steps of the Legislative Building will have a positive impact on the day-to-day operations of the buildings as well as improved access for the tenants and visitors.

During legislative session and large events that draw enormous crowds, having a clear and defining stair rail will provide an ease of access to and from the buildings through the crowded steps. Having a fence solution adjacent to the Flag circle will also provide a level of crowd control and buffer zone between the members/staff and their vehicles.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

## SubProjects

SubProject Number: 40000308

SubProject Title: Leg - Exterior Safety Railing

This project supports the Governor's Results Washington Goal #5 for efficient, effective and accountable government by increasing satisfaction for customers, state employees and visitors.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- security and safety improvements on the Capitol Campus in accordance with the Security Study;

It is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.

It aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

N/A

**11. Is there additional information you would like decision makers to know when evaluating this request?**

See Exhibits A and B attached.



Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000308

SubProject Title: Leg - Exterior Safety Railing  
EXHIBIT A

Railing Detailed Description and Demonstrating Pictures:

The lack of a set of handrails (stair rails) entering and exiting the Legislative Building creates a safety problem. Falling and tripping, particularly on the stairs, is one of the leading causes of accidents in the public space. Stair railings, however, are more than just ornamental and decorative in nature. They are there to provide stability and support to users as they walk up and down the stairs. They are there to provide support and balance. The lack of a set of stair rails and clear signage to keep access aisles clear (currently we use safety cones to demark the access aisle) becoming almost impossible to manage during large events and protests, often with groups exceeding 3,000.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Program (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	133,000				133,000
	<b>Total</b>	<b>133,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>133,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000309  
SubProject Title: TOJ - Exterior Safety Railings

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

### SubProjects

SubProject Number: 40000309

SubProject Title: TOJ - Exterior Safety Railings

Starting Fiscal: 2024  
Project Class: Program  
Agency Priority: 13

#### Project Summary

Several areas in the Capitol Campus Legislative Core lack appropriate safety railings to maintain ingress/egress for employees and the visiting public, as well as lacking separation for pedestrians and traffic. This request is specific to the Temple of Justice.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

This project would address significant safety deficiencies around the Legislative Core of West Campus. The Core of West Campus serves more than 6,000 campus employees, and in 2019, there were over 432,000 visitors to the Capitol Campus comprised of:

- Number of Students on Scheduled Tours = 23,476
- Number of Visitors on Public Tours = 26,985
- Number of Participants/Visitors for Events = 380,358 (695 Events)

The inadequacies of existing handrails and protective railings frequently results in close calls for accidents as well as failure to protect ingress/egress areas people travel in and out of the buildings. In addition, the lack of rail spacing and loop extensions on the stairways does not comply with current building code requirements.

The Priority locations include:

- Temple of Justice South Steps - Area lacks adequate and effective handrails and railings to prevent falls and maintain ingress/egress.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

The project will provide safety railing to match the historic exterior features of the Temple of Justice Building. The railing installation will be at the south steps.

While this area has a single path handrail, the areas should have matching railings approximately six feet from the existing railings to provide and maintain safe pathway and maintain ingress/egress. Several areas also lack railing protection, which could result in falls from a significant height.

An additional set of stair railings at the Temple of Justice will add a level of increased safety and security to all that visit the campus.

The ability to protect people from falling over the edge of a platform, landing, and stairs serves as an important safety feature to assist visitors to maintain their balance and prevent falls on stairs and from heights.

Project Schedule:

Design: August 2024 – February 2025

Construction: June 2025 – June 2027

##### 3. How would the request address the problem or opportunity identified in question #1?

Adding stair railings to the areas listed above will decrease the risk of accidents to the public and employees and reduce the risk of property damage. The time staff spends enforcing and mitigating risk will be reduced by installing these structures, which will allow

staff to focus on core program functions. Several of these elements will help extend and improve facility

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

#### SubProjects

SubProject Number: 40000309

SubProject Title: TOJ - Exterior Safety Railings

usability by having a managed path for users.

Adding additional stair railings to the Temple of Justice steps will improve safety and security on the Capitol Campus.

Not funding this project will continue the intensive work for DES's Campus Security Visitor Services to manage risk in the Legislative Core. The Legislative Core operates at a high-risk level considering the amount and type of events and activities associated with the public space arena on a government capitol campus. These risks include damage to public property, damage to personal property, general safety to the public, security and safety associated with crowd control - for events such as rallies and protests, and safe walking paths.

#### **4. What alternatives were explored? Why were the recommended alternative chosen?**

No Action - Not acting will result in continued risk to the public, visitors, and state employees-users of the campus.

Incremental - An incremental approach could be attempted, for example by constructing one set of railings on one building at a time.

But these risks looking "half-finished" and doesn't reduce the risks to safety sufficiently. Doing the project in pieces also typically costs more and risks not having the materials match appropriately.

Preferred Alternative - The preferred alternative is to complete the design and construction all within the 25-27 biennium.

#### **5. Which clientele would be impacted by the budget request?**

Having a clear and defining stair rail on the steps of the Temple of Justice will have a positive impact on the day-to-day operations of the buildings as well as improved access for the tenants and visitors.

During legislative session and large events that draw enormous crowds, having a clear and defining stair rail will provide an ease of access to and from the buildings through the crowded steps.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington Goal #5 for efficient, effective, and accountable government by increasing satisfaction for customers, state employees and visitors.

It also supports the following DES agency strategies, priorities, and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- security and safety improvements on the Capitol Campus in accordance with the Security Study.

It is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.

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**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

### SubProjects

SubProject Number: 40000309

SubProject Title: TOJ - Exterior Safety Railings

It aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate .**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

See Exhibit A attached.

EXHIBIT A

**Railing Detailed Description and Demonstrating Pictures:**

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000309

SubProject Title: TOJ - Exterior Safety Railings

The lack of a set of handrails (stair rails) entering and exiting the Temple of Justice creates a safety problem. Falling and tripping, particularly on the stairs, is one of the leading causes of accidents in the public space. Stair railings, however, are more than just ornamental and decorative in nature. They are there to provide stability and support to users as they walk up and down the stairs. They are there to provide support and balance. The lack of a set of stair rails and clear signage to keep access aisles clear (currently we use safety cones to demark the access aisle) becoming almost impossible to manage during large events and protests, often with groups exceeding 3,000.

Temple of Justice South Stairs.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Program (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	41,000				41,000
	<b>Total</b>	<b>41,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>41,000</b>

**Future Fiscal Periods**

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000332  
SubProject Title: Campus - Replacement of Visitor Restrooms

OFM

179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305  
Project Title: 23-33 Statewide Minor Works - Programmatic

### SubProjects

SubProject Number: 40000332  
SubProject Title: Campus - Replacement of Visitor Restrooms

Starting Fiscal: 2024  
Project Class: Program  
Agency Priority: 13

#### Project Summary

This project will design and construct new public restrooms on the West Capitol Campus to replace those lost when the Visitor Center Building is demolished as part of the Legislative Campus Modernization.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Capitol Campus is visited by thousands of visitors each year. The only public restrooms currently available on the West Campus are located in what was the Visitor Center. The Visitor Center will be closed in January 2023 when Newhouse construction begins. It is planned to remain permanently closed and inaccessible. Demolition of the Visitor Center building is expected as Newhouse construction nears completion in late 2024. Because of this, members of the public visiting the campus will either need to go off campus to find a restroom or enter the Legislative Building to use the restroom there. This will bring unnecessary traffic into the building and cause inconvenience for members of the public.

There are public restrooms in the Legislative Building, but it closes in the late afternoon, parking is not convenient, and there is only one ADA accessible entry into the building.

People visit the campus for many reasons: events, rallies, protests, Veterans' Celebrations, school educational trips and more. Parents come with children in strollers, others come with walkers or in wheelchairs, some are with their pets. A welcoming atmosphere requires conveniently located, accessible restrooms.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will design and construct restrooms on the West Capitol Campus that are easily accessible by members of the visiting public.

This project schedule is estimated to be:

Design September 2023 – March 2024

Construction June 2024 – June 2025

**3. How would the request address the problem or opportunity identified in question #1?**

This request will determine the best place for public restrooms on the West Capitol Campus and then complete design and construction of a new facility.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives can be further evaluated either as part of this project or through an updated Capitol Campus Comprehensive Plan. New

restrooms could also be considered as part of the demolition of the GA Building, as that site could provide a temporary location along with any temporary visitor parking.  
Status quo would mean added foot traffic into the Legislative Building, inconvenience to members of the visiting public, and potentially even greater clean-up for campus groundskeepers. A less than optimal alternative would be to install signage

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

#### SubProjects

SubProject Number: 40000332

SubProject Title: Campus - Replacement of Visitor Restrooms

directing the public to the East Campus where a restroom currently exists on the Plaza.

**5. Which clientele would be impacted by the budget request?**

This project will impact visitors to the Capitol Campus, including tourists, school children, package and mail delivery people, and those who regularly visit the grounds to walk and enjoy the landscape. If the project is not completed, tenants in the Legislative Building could also be impacted by added foot traffic for those searching for public restrooms.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government.
- Goal #3 Sustainable energy & a clean environment by improving energy efficiency.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

OFM

179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000332

SubProject Title: Campus - Replacement of Visitor Restrooms

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure Preservation (Minor Works)

Program (Minor Works)

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Approvals
289-1	Thur Cty Capital Fac-State	300,000				300,000
<b>Total</b>		<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>



289-1 Thur Cty Capital Fac-State	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
<b>Total</b>	0	0	0	0

**Operating Impacts**

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000332

**SubProject Title:** Campus - Replacement of Visitor Restrooms

**No Operating Impact**

**SubProject Number:** 40000335

**SubProject Title:** ProArts - Redevelopment

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000335

**SubProject Title:** ProArts - Redevelopment

**Starting Fiscal:** 2024  
**Project Class:** Program  
**Agency Priority:** 13

**Project Summary**

This project will demolish the ProArts Building, construct temporary surface parking, and prepare the site for future development. Reusable materials will be salvaged, hazardous materials removed, and infrastructure utilities relocated as needed.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Pro Arts Building, which was purchased by the State as a future development opportunity in 2008, is in poor condition and in need of significant rehabilitation or demolition. The 1959 two level, 11,000 sq. ft. building is vacant. This project will demolish vacated building and prepare the site for future redevelopment. All reusable materials will be salvaged, hazardous materials removed, and infrastructure utilities will be relocated as needed. The foundation, footings and slabs will be removed, and the basement will be backfilled, and the site will be restored for future development. A temporary surface parking lot will be added, creating additional parking capacity near the capitol campus.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The project creates temporary surface parking adjacent to the Capitol Campus and provides a clean buildable site for future development.

The estimated project timeline:

Design: September – December 2023

Construction: March – June 2024

**3. How would the request address the problem or opportunity identified in question #1?**

This request:

1. Eliminates the obligation to maintain and manage a vacant building.
2. Creates needed parking capacity near the capitol campus.
3. Provides a clean building site for future development.
4. Removes the risk(s) associated with a mothballed building.
5. Reduces the overall energy consumption on the Capitol Campus. The building is over 60 years old.

**4. What alternatives were explored? Why were the recommended alternative chosen?**

**Do nothing-** Under this alternative DES would be obligated to manage and maintain the vacant facility, incurring unnecessary expenses.

**Project Phasing-** Phasing is not recommended. The demolition and restoration of the site must be completed together to ensure compliance with local codes and to maintain our neighbor relationships with the South Capitol Neighborhood and the

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

### SubProjects

SubProject Number: 40000335

SubProject Title: ProArts - Redevelopment

City of Olympia.

**Demolish the building (recommended)-** This alternative is being recommended for the following reasons:

- The building is currently vacant and to our knowledge there are no plans for future occupancy.
- The building structure and systems are at the end of their useful life and at risk of failure.

· Minimal maintenance has been done on this building since it's purchase in 2008.

· The property was purchased for future development purposes/opportunities.

- Additional parking for the campus would be added.
- Maintaining a vacant facility, even in a mothballed state, comes at a cost.

**5. Which clientele would be impacted by the budget request?**

The building was purchased solely for the purpose of redevelopment and this request moves DES and the state closer to that goal. Additionally, this site is in a prime location adjacent to the Capitol Campus, and adjacent to the State Farm building purchased at the same time for the same purpose, this is a valuable piece of real estate for future growth and development. The availability of Real estate in proximity to the Capitol Campus is unusual, and scarce. The building is vacant.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.**

This project supports the Governor’s Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, for future state tenants following redevelopment.
- Goal #3 Sustainable energy & a clean environment by reducing utility consumption and costs in a 92% vacant building and the costs to operate the outdated systems.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000335

**SubProject Title:** ProArts - Redevelopment

- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.
- § The “State Capitol Development Study Opportunity Sites 1, 5, 6 and 12” March 2017, lists this site as Opportunity Site 12.

DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to maintain outdated systems that are long past their useful life in a building no longer being used by state agency tenants. The project will also improve the appearance of the site and prepare it for future redevelopment.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The purchase of this property was authorized in the 2008 Supplemental Budget (ESHB 2765) Sec. 6001, 10d, along with the State Farm building, for the purpose of land acquisition to accommodate future development and expansion of the Capitol

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000335

**SubProject Title:** ProArts - Redevelopment  
Campus

This project could be combined with the State Farm Redevelop project, where efficiencies of scale could be achieved: one time cost of one contractor mobilization, one time cost of design consultant and traffic mitigation etc.

This project does not require a long lead-time and requires minimal design; it is essentially, what is known as a shovel ready project.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Program (Minor Works)

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

**New Facility:** No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
289-1	Thur Cty Capital Fac-State	741,000				741,000
	<b>Total</b>	<b>741,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>741,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000336

SubProject Title: State Farm - Redevelopment

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

**Project Number:** 40000305  
**Project Title:** 23-33 Statewide Minor Works - Programmatic

## SubProjects

**SubProject Number:** 40000336  
**SubProject Title:** State Farm - Redevelopment

**Starting Fiscal:** 2024  
**Project Class:** Program  
**Agency Priority:** 13

### Project Summary

This project will demolish the State Farm Building, which has exceeded its usable life, and redevelop the site. Reusable materials will be salvaged, hazardous materials removed, and infrastructure utilities relocated as needed.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The State Farm Building is a small 1,500 sq. ft. building constructed in 1953. The structure and major systems are beyond their life expectancy and are in need of replacement, posing health and life safety issues. This building is currently occupied by the Charter School Commission.

Since the purchase of the property, only minor repairs have been undertaken on the existing structure. Due to age, until the building is closed or removed, the operating expenses will continue to exceed revenue. Mothballing could create a public nuisance, generating operating costs to keep the area safe and clean.

This project will demolish the building to make way for future redevelopment of the site. All reusable materials will be salvaged, hazardous materials removed, and infrastructure utilities will be relocated as needed. The foundation, footings and slabs will be removed and the basement will be backfilled. A temporary surface parking area will be prepared and the site restored for future development.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The project creates temporary surface parking adjacent to the Capitol Campus and provides a clean buildable site for future development.

The estimated project timeline:  
Design: September – December 2023  
Construction: March – May 2024

**3. How would the request address the problem or opportunity identified in question #1?**

This request:

1. Eliminates the obligation to maintain and manage a virtually vacant building.
2. Creates needed parking capacity near the capitol campus.
3. Provides a clean building site for future development.
4. Removes the risk(s) associated with a mothballed building.
5. Reduces the overall energy consumption on the Capitol Campus. The building is over 60 years old.

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

## SubProjects

SubProject Number: 40000336

SubProject Title: State Farm - Redevelopment

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

**Do nothing-** Under this alternative DES would be obligated to manage and maintain the virtually vacant facility, incurring unnecessary expenses.

**Project Phasing-** Phasing is not recommended. The demolition and restoration of the site must be completed together to ensure compliance with local codes and to maintain our neighbor relationships with the South Capitol Neighborhood and the City of Olympia.

**Demolish the building (recommended)-** This alternative is being recommended for the following reasons:

- The building is currently vacant and to our knowledge there are no plans for future occupancy.
- The building structure and systems are at the end of their useful life and at risk of failure.
- Minimal maintenance has been done on this building since it's purchase in 2008.
- The property was purchased for future development purposes/opportunities.
- Additional parking for the campus would be added.
- Maintaining a vacant facility, even in a mothballed state, comes at a cost.

### **5. Which clientele would be impacted by the budget request?**

The building was purchased solely for the purpose of redevelopment and this request moves DES and the state closer to that goal. Additionally, this site is in a prime location adjacent to the Capitol Campus, and adjacent to the State Farm building purchased at the same time for the same purpose, this is a valuable piece of real estate for future growth and development. The availability of real estate in proximity to the Capitol Campus is unusual, and scarce.

The building is currently occupied by the Charter School Commission. They are available to relocate if needed at any time.

### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, for future state tenants following redevelopment.
- Goal #3 Sustainable energy & a clean environment by reducing utilities servicing a vacant building.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000336

SubProject Title: State Farm - Redevelopment

environmental protection.

§ The "State Capitol Development Study Opportunity Sites 1, 5, 6 and 12" March 2017, lists this site as Opportunity Site 12.

DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to maintain outdated systems that are long past their useful life in a building no longer being used by state agency tenants. The project will also improve the appearance of the site and prepare it for future redevelopment.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The purchase of this property was authorized in the 2008 Supplemental Budget (ESHB 2765) Sec. 6001, 10d, along with the ProArts building, for the purpose of land acquisition to accommodate future development and expansion of the Capitol Campus

This project could be combined with the Pro Arts Redevelop project, where efficiencies of scale could be achieved; one time cost of one contractor mobilization, one time cost of design consultant and traffic mitigation etc.

This project does not require a long lead-time and requires minimal design; it is essentially, what is known as a shovel ready



Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000336

SubProject Title: State Farm - Redevelopment project.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Program (Minor Works)

**Growth Management impacts**

Conforms with GMA requirements.

New Facility: No

**Funding**

Acct Cod	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Approvals
289-1	Thur Cty Capital Fac-State	64,000				64,000
	<b>Total</b>	<b>64,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000310

SubProject Title: CBPS - OB2 - Solar Installation

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

## SubProjects

**SubProject Number:** 40000310  
**SubProject Title:** CBPS - OB2 - Solar Installation

**Starting Fiscal:** 2024  
**Project Class:** Program  
**Agency Priority:** 13

### Project Summary

This project will install solar collector arrays on Office Building Two, making progress to reduce state greenhouse gas emissions as identified in HB2311-2019-20 and generating renewable energy for years to come.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES requests funding in the 2027-29 Biennium to install photovoltaic solar collectors on Office Building Two with associated energy management systems and electrical modifications. This project will reduce the state's reliance on fossil fuels and electricity provided by the electric grid by generating power at the facility location. This work will likely reduce greenhouse emissions on the Capitol Campus while supporting the following three directives:

- [E2SHB 2311 Amending state greenhouse gas emission limits](#)
- [Clean Buildings Law HB1257](#)
- [State efficiency and environmental performance executive order](#)

This project will help the state in meeting the amended requirements to reduce state greenhouse gas emission limits identified in [HB2311-2019-20](#) and will generate renewable energy for years to come, reducing the states reliance on fossil fuels and electricity provided by the electric grid.

#### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

The funding will create Green Energy, energy that will be renewable and sustainable without causing negative environmental impacts. There will be a separate capital request for each building on the Capitol Campus. A structural analysis of the roof decks will be performed, and modifications will be made on the roof decks and roofing system as required to maintain the waterproof integrity of the roofing system.

The estimated project timeline is:

Design August 2027– December 2027

Construction February 2028 – October 2028

This project cannot be phased due to the scope and type of work to be completed, the project would not be operational.

#### 3. *How would the request address the problem or opportunity identified in question #1?*

This project will help reduce greenhouse gas emissions, and help address climate change while meeting the requirements of the three directives identified in question #1. This project has been scheduled in the DES ten-year plan to align with projects that will ensure that the roofing systems can accommodate the solar collectors and associated systems.

Not funding the request will reduce the opportunities that are available to DES to be compliant with the intent of:

- o [E2SHB 2311 Amending state greenhouse gas emission limits](#)
- o [Clean Buildings Law HB1257](#)
- o [State efficiency and environmental performance executive order](#)

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

**Project Number:** 4000305  
**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 4000310  
**SubProject Title:** CBPS - OB2 - Solar Installation

**4. What alternatives were explored? Why was the recommended alternative chosen?**

This Programmatic Project cannot be addressed through maintenance resources.  
"No-Action" means that we will have missed an opportunity to meet the intent of the directives outlined in question #1.

**5. Which clientele would be impacted by the budget request?**

Building tenants will not be impacted by the construction. Following construction, they will be working in a building that is actively participating in the reduction of greenhouse gas emissions. This project is a sustainability project, reducing the reliance on fossil fuels, electricity and demonstrating the Governor's and DES' goals of reducing greenhouse gas emissions.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, *the tenant agency*.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.
- And the Governors State efficiency and environmental performance executive order. As well as the *E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257* passed by the 2020 Legislature.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
  - o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project will help meet the sustainability and greenhouse gas emissions requirements as defined by the: State efficiency and environmental performance executive order. As well as the *E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257*

**OFM**

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

Project Number: 40000305  
 Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000310  
 SubProject Title: CBPS - OB2 - Solar Installation

8. For IT-related costs:  
 N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project meets the intent of the Governor’s Results Washington Goal #3 Sustainable energy & a clean environment by reducing energy consumption from the electrical grid. And the Governors State efficiency and environmental performance executive order. As well as the E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257 passed by the 2020 Legislature.

11. Is there additional information you would like decision makers to know when evaluating this request?

**Location**

City: Olympia County: Thurston Legislative District: 022

**Project Type**

Program (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropr
289-1	Thur Cty Capital Fac-State	991,000				
	<b>Total</b>	<b>991,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

OFM

**179 - Department of Enterprise Services  
 Capital Project Request**

2023-25 Biennium

\*



The State efficiency and environmental performance executive order, under the Energy Efficiency in Owned and Leased Facilities section, required agencies adopt and implement plans to reduce energy use in state-owned facilities. Solar collectors are one of the ways that DES can meet the intent of this Executive Order without pursuing costly and disruptive retrofit projects.

This project aligns with the DES Purpose Statement to strengthen the business of government, and the primary themes described in the DES Introduction of the 2021-31 10 Year Plan:

§ Invest in existing assets through renovation, replacement and updating

· Utilities infrastructure and building systems.

§ SEEP – Improving energy efficiency and accelerating the adoption of renewable energy in DES managed facilities.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The funding will install photovoltaic solar collectors on the Natural Resources Building.

Anticipated project timeline:

Design: August 2027 – December 2027

Construction: January 2028 – June 2028

This project cannot be phased due to the scope and type of work to be completed.

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## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

#### SubProjects

SubProject Number: 40000311

SubProject Title: CBPS - NRB - Install Solar

**3. How would the request address the problem or opportunity identified in question #1?**

This project will help reduce greenhouse gas emissions and help address climate change while meeting the requirements of the three directives identified in question #1. This project has been scheduled in the DES ten year plan to align with projects that will ensure that the roofing systems can accommodate the solar collectors and associated systems.

Not funding the request will reduce the opportunities that are available to DES to be compliant with the intent of:

· E2SHB 2311 Amending state greenhouse gas emission limits

· Clean Buildings Law HB1257

· State efficiency and environmental performance executive order

**4. What alternatives were explored? Why was the recommended alternative chosen?**

This Programmatic Project cannot be addressed through maintenance resources.

“No-Action” means that we will have missed an opportunity to meet the intent of the directives outlined in question #1.

**5. Which clientele would be impacted by the budget request?**

This project is a sustainability project, reducing the reliance on fossil fuels, electricity and demonstrates the Governor’s and the DES goals of reducing greenhouse gas emissions. The tenants will be working in a building that is actively participating in the reduction of greenhouse gas emissions.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, the tenant agency.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

And the Governors State efficiency and environmental performance executive order. As well as the E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257 passed by the 2020 Legislature.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite

OFM

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000311

**SubProject Title:** CBPS - NRB - Install Solar

Campuses for the 21st century; and,

- o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project will help meet the sustainability and greenhouse gas emissions requirements as defined by the: State efficiency and environmental performance executive order. As well as the E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

This project meets the intent of the Governor’s Results Washington Goal #3 Sustainable energy & a clean environment by reducing energy consumption from the electrical grid. And the Governors State efficiency and environmental performance executive order. As well as the E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257 passed by the 2020 Legislature.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

No.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Program (Minor Works)

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

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**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000311

**SubProject Title:** CBPS - NRB - Install Solar

**Growth Management impacts**

Conforms to GMA requirements

**New Facility:** No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprovs	New Approvs
289-1	Thur Cty Capital Fac-State	997,000				
	<b>Total</b>	<b>997,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State			997,000	



Total 0 0 997,000 0

## Operating Impacts

No Operating Impact

SubProject Number: 40000312

SubProject Title: CBPS - HLB - Solar installation

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

## SubProjects

SubProject Number: 40000312

SubProject Title: CBPS - HLB - Solar installation

Starting Fiscal 2024

Project Class: Program

Agency Priority: 13

### Project Summary

This project will install solar collector arrays on the Highway License Building, reducing energy consumption from the electrical grid.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

DES requests funding to install photovoltaic solar collectors on the Highway License Building with associated energy management systems and electrical modifications. A structural analysis of the roof decks will be performed and modifications will be made of the roof decks and roofing system as required to maintain the waterproof integrity of the roofing system.

This project will reduce the state's reliance on fossil fuels and electricity provided by the electric grid by generating power at the facility location. This work will likely reduce greenhouse emissions on the Capitol Campus while supporting the following three directives:

· E2SHB 2311 Amending state greenhouse gas emission limits

· Clean Buildings Law HB1257

· State efficiency and environmental performance executive order – Executive Order 20-01

This project will help the state in meeting the amended requirements to reduce state greenhouse gas emission limits identified in HB2311-2019-20.

This project will generate renewable energy for years to come, reducing the states reliance on fossil fuels and electricity provided by the electric grid.

The State efficiency and environmental performance executive order under the Energy Efficiency in Owned and Leased Facilities section, agencies are to adopt and implement plans to reduce energy use in state-owned facilities. Solar collectors are one of the ways that DES can meet the intent of this executive order, without costly and disruptive retrofit projects.

This project aligns with the DES Purpose Statement to strengthen the business of government, and the primary themes described in the DESIntroduction of the 2021-31 10 Year Plan:

o Invest in existing assets through renovation, replacement and updating

Utilities infrastructure and building systems.

o SEEP – Improving energy efficiency and accelerating the adoption of renewable energy in DES managed facilities.

#### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space.*

etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

The funding will install photovoltaic solar collectors on the Highway License Building.

The project timeline is anticipated to be:

Design: September – December 2031

Construction: May – December 2032

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

#### SubProjects

SubProject Number: 40000312

SubProject Title: CBPS - HLB - Solar installation

This project cannot be phased due to the scope and type of work to be completed.

#### 3. How would the request address the problem or opportunity identified in question #1?

This project will help reduce greenhouse gas emissions, and help address climate change while meeting the requirements of the three directives identified in question #1.

This project has been scheduled in the DES ten year plan to align with projects that will ensure that the roofing systems can accommodate the solar collectors and associated systems. Not funding the request will reduce the opportunities that are available to DES to be compliant with the intent of:

- [E2SHB 2311 Amending state greenhouse gas emission limits](#)
- [Clean Buildings Law HB1257](#)
- [State efficiency and environmental performance executive order](#)

#### 4. What alternatives were explored? Why was the recommended alternative chosen?

This Programmatic Project cannot be addressed through maintenance resources.

“No-Action” means that we will have missed an opportunity to meet the intent of the directives outlined in question #1.

#### 5. Which clientele would be impacted by the budget request?

This project is a sustainability project, reducing the reliance on fossil fuels, electricity and demonstrates the Governor's and the DES goals of reducing greenhouse gas emissions.

The tenants will be working in a building that is actively participating in the reduction of greenhouse gas emissions.

#### 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

#### 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, the tenant agency

- Goal #3 Efficient, effective and accountable government by increasing customer satisfaction, in this case, *the tenant agency*.
  - Goal #3 Sustainable energy & a clean environment by reducing energy consumption.
- And the Governors State efficiency and environmental performance executive order. As well as the *E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257* passed by the 2020 Legislature.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

#### SubProjects

SubProject Number: 40000312

SubProject Title: CBPS - HLB - Solar installation

and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o security and safety improvements on the Capitol Campus in accordance with the Security Study;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project will help meet the sustainability and greenhouse gas emissions requirements as defined by the: State efficiency and environmental performance executive order. As well as the *E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257*

#### 8. For IT-related costs:

N/A

#### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

#### 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Yes, this project meets the intent of the Governor's Results Washington Goal #3 Sustainable energy & a clean environment by reducing energy consumption from the electrical grid. And the Governors State efficiency and environmental performance executive order. As well as the *E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257* passed by the 2020 Legislature.

11. Is there additional information you would like decision makers to know when evaluating this request?

No.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000312

SubProject Title: CBPS - HLB - Solar installation

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Program (Minor Works)

Growth Management impacts

Conforms to GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
289-1	Thur Cty Capital Fac-State	994,000				
	<b>Total</b>	<b>994,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State				994,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>994,000</b>

Operating Impacts

Total one time start up and ongoing operating costs

SubProject Number: 40000313

SubProject Title: 120 Union - Demolition

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

#### SubProjects

SubProject Number: 40000313

SubProject Title: 120 Union - Demolition

Starting Fiscal: 2024

Project Class: Program

Agency Priority: 13

#### Project Summary

The property at 120 Union Avenue was purchased by the State in 1982 as a future development site. The building on the property was built in 1956 and houses only private tenants. The building has reached the end of its useful life. This demolition of the building will, salvage reusable materials, remove hazardous materials, and relocate infrastructure utilities as needed.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The building systems, including roof, windows, heating, and air conditioning, are in poor condition and past their useful life. None of the building's occupants are state agencies. It is primarily used by private tenants for offices close to the Capitol Campus. Rather than continuing to spend funds to keep the building's aging systems operational, DES recommends demolition of the building.

Demolishing the building will reduce operating costs and deliver a building site ready for redevelopment. Due to the age and condition of the building, demolition would reduce the liability to the state for unplanned system failures that would impact tenants.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project would deliver a clean site ready for redevelopment.

The estimated project timeline:

- Design: September 2031 through December 2031
- Construction: March through June 2033

**3. How would the request address the problem or opportunity identified in question #1?**

The risk is related to system failures and roof conditions. If there is a system failure, the repair would need to be funded on an emergency basis or the tenants moved to alternate locations. Current leases provide for cancellation in the case of a major system failure, but requiring tenants to move on short notice is not ideal.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the type of project, alternatives are limited.

The building is over 64 years old. Few tenant improvements have been made to the building because it was purchased to support future campus expansion opportunities. Modernization or renovation of the building will require all building systems to meet and be compliant to current building codes. This will require the installation of a new fire alarm and sprinkler system, roof replacement, installation of elevators, window replacements, ADA space requirements, hazardous material abatement,

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000313

SubProject Title: 120 Union - Demolition

plumbing, mechanical and electrical systems, etc. Spaces will need to be reconfigured to meet office space requirements. The amount of work required is not feasible in comparison to a complete redevelopment.

**5. Which clientele would be impacted by the budget request?**

Early planning and decision-making will ensure that current tenants will be relocated, and short-term leases are provided to meet the demolition schedule. There are currently no state agencies occupying the building, but there are a number of private tenants who would need to move prior to the demolition. The building was purchased for redevelopment and this request would provide a clean site for that to happen when needed. The site is in a prime location adjacent to the main campus which will be valuable for future use.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, for future state tenants following redevelopment.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption and costs to operate outdated systems.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
  - o and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to maintain outdated systems that are long past their useful life in a building no longer being used by state agency tenants. The project will also improve the appearance of the site and prepare it for future redevelopment.

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

SubProjects

SubProject Number: 40000313

SubProject Title: 120 Union - Demolition

8. For IT-related costs:

N/A

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

2006 Master Plan for the Capitol of the State of Washington

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Program (Minor Works)

Growth Management impacts

Conforms to GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2023-25 Fiscal Period Reapps	New Approps
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289-1 Thur Cty Capital Fac-State	639,000				
<b>Total</b>	<b>639,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002  
**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305  
**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000313  
**SubProject Title:** 120 Union - Demolition

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	0	0	0	639,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>639,000</b>

**Operating Impacts**

No Operating Impact

**SubProject Number:** 40000360  
**SubProject Title:** 721 Columbia - Demolition

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002  
**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305  
**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000360  
**SubProject Title:** 721 Columbia - Demolition

**Starting Fiscal:** 2032  
**Project Class:** Program  
**Agency Priority:** 13

**Project Summary**

This project will demolish the 721 Columbia Building as envisioned in the Heritage Park development plan of 1999. This site is an attractant to unwanted activity including vandalism.

**Project Description**



**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The 721 Building is a small, 3,600 sq. ft. building constructed in 1968 as a train station and freight depot. The structure and major systems are beyond their life expectancy and the building was disconnected from the city sewer system in 2006.

This project will demolish the building to make way for the site’s future use. All reusable materials will be salvaged, hazardous materials removed, and infrastructure utilities will be relocated as needed. The foundation, footings, and slabs will be removed and backfilled and the site will be restored to prepare for future use.

Since the purchase of the property, the existing structure has only had minor repairs. The building is prone to vandalism and graffiti. Roof leaks and lack of heat have contributed to interior mold and mildew problems and deterioration will continue to accelerate if the building is not demolished soon.

This project will prevent the need for repair work that would ultimately not produce a positive return of investment. Even though costs for this facility are minimal regarding maintenance and operations, costs related to clean up from the vandalism continue to increase.

This project prepares the site for another use, and will become an amenity to Heritage Park instead of a detriment.

All codes and local municipality requirements will be incorporated into the demolition and site restoration.

This project is an opportunity to save valuable state resources (money and redeployment of maintenance staff). Costs related to the building and clean up from transients are included in the operation and maintenance costs of Heritage Park. These costs will be redirected to other maintenance and operation needs on the Capitol Campus.

This project aligns with the DES Purpose Statement to strengthen the business of government, and the primary themes described in the DES Introduction of the 2021-31 10 Year Plan:

o Invest in existing assets through renovation, replacement and updating

Utilities infrastructure and building systems.

o This project prepares the 721 Columbia site for a higher and better use.

o SEEP, improving energy efficiency and accelerating the adoption of renewable energy in DES managed facilities.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The project buys a clean site for a new purpose to be programed for this site reduces operational and maintenance costs, and reduces the need for emergency repairs.

The estimated project timeline:

Design: 2029

Construction: 2030

This project cannot be phased because the demolition and the restoration of the site need to be completed at one time, to be in compliance with local codes and to maintain our good neighbor relationship with the City of Olympia.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000360

**SubProject Title:** 721 Columbia - Demolition

**3. How would the request address the problem or opportunity identified in question #1?**

Demolishing this facility removes the dilapidated building from the responsibility of DES, reduces costs of oversight of the building and immediate area outside of the footprint of the building.

Demolishing this facility now is an opportunity for DES to save money, redeploy staff to the needs of other Capitol Campus long-term assets. This project does not require a long lead-time and requires minimal design; it is essentially, what is known as a shovel ready project.

The consequences of not funding this project is to continue paying operating and maintenance costs, and emergency repairs.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

DES has practiced minimal maintenance since the purchase of Heritage Park, increasing maintenance is not a good business practice for a property purchased for the sole purpose of demolition. DES could maintain the status quo, but that increases the risk of the need of emergency funding due to a structural failure. Nor, is it a desirable option for the city, local businesses or community members.

**5. Which clientele would be impacted by the budget request?**

The building was purchased solely for the purpose to be demolished this request moves DES and the state closer to that goal. The building is uninhabitable and currently vacant, other than for minor storage of the Buildings and Grounds staff, supplies and equipment.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, by removing an eyesore from the greater City of Olympia downtown area.
  - Goal #3 Sustainable energy & a clean environment. Removing this dilapidated building contributes to a clean environment.
- It also supports the following DES agency strategies, priorities and initiatives:
- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
  - DES Facility Management strategies of:
    - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
    - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
    - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 10:58AM

**Project Number:** 40000305

**Project Title:** 23-33 Statewide Minor Works - Programmatic

**SubProjects**

**SubProject Number:** 40000360

**SubProject Title:** 721 Columbia - Demolition

o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to provide oversight and constant clean up in the immediate area surrounding the building.

The demolition of this property was included in the Heritage Park development plan.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate .**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Program (Minor Works)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 10:58AM

Project Number: 40000305

Project Title: 23-33 Statewide Minor Works - Programmatic

**SubProjects**

SubProject Number: 40000360

SubProject Title: 721 Columbia - Demolition

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	694,000				
<b>Total</b>		<b>694,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Future Fiscal Periods

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State				694,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>694,000</b>

**Operating Impacts**

**No Operating Impact**

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000305	40000305
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:58AM

Project Number: 40000315

Project Title: CBPS - Campus - Comprehensive Plan

### Description

Starting Fiscal: 2024  
 Project Class: Program  
 Agency Priority: 14

#### Project Summary

This project will establish a long-range vision for the State Capitol Campus and other DES-managed assets within Thurston County. The plan will provide an vision and strategy for campus development in the 21st Century and create a foundation for sound fiscal decision-making that's rooted in a principle-driven framework.

#### Project Description

##### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

As the Capitol Campus approaches its centennial anniversary, it faces a significant need for Infrastructure, Building System updates, and Renovations. Policy issues facing the Campus have evolved in the last several years, with the Governor's Office and the Legislature providing direction for energy reduction, electrification, Net-zero energy, and zero carbon facilities. A comprehensive plan for the Capitol Campus is needed to address these needs in a way that is collaborative, coordinated, consistent with established principles and provides current information and innovative solutions to decision-makers to meet their policy goals.

A comprehensive plan for the Capitol Campus is needed to:

- Develop an actionable strategy to meet the requirements of the State Energy Performance Standards (RCW 19.27A.200) and Greenhouse Emissions Limits (RCW 70A.45.050).
- Plan and prioritize major building system renovations in Office Building Two, Highway Licensing, Natural Resources, Employment Security, Insurance and the Transportation Buildings.
- Coordinate post-pandemic office space needs and use on the campus, in coordination with OFM Facility Oversight.
- Develop a campus parking mitigation plan to improve the parking experience for employees and visitors.
- Evaluate opportunity sites on and around the campus to provide the necessary framework for future development on the campus.
- Ensure stewardship and preservation of the historic and cultural significance of the Campus.
- Ensure reliable utility services to campus buildings- The existing 100-year-old district energy steam plant is beyond the end of its useful life, inefficient, and at risk of failure. This facility is the sole source of heat for 17 buildings on the campus. A new system is needed to meet the energy and zero carbon policy goals of the Governor and the Legislature.
- Address unstable hillsides and slopes that present a threat to campus functions and life safety.
- Determine future electrical needs, and solar power generation opportunities followed by coordination with Puget Sound Energy and upgrades to the campus electrical distribution grid.
- Develop a comprehensive utility renewal and upgrades to domestic water, fire suppression, sanitary sewer, and stormwater system. Coordination with the City of Olympia for integration of campus utility upgrades into the surrounding city of Olympia infrastructure. Decision-makers would benefit from this foundational document so they can coordinate effective implementation across issues and initiatives. The Capitol Campus Comprehensive Plan will provide:
  - A statement of stakeholder values and aspirations (future vision)
  - A reference point for decision-making (goals and policies)
  - Priorities for action (implementation program)

Without a comprehensive plan for the Capitol Campus efforts to establish priorities for preservation, redevelopment and future development will continue to be piecemeal and ad hoc. This approach is not sustainable nor does it reflect the approach that was established in the 2006 Campus Master Plan.

##### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase**

# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:58AM

Project Number: 40000315

Project Title: CBPS - Campus - Comprehensive Plan

## Description

### *is included in the request.*

The summary below provides an overview of the proposed comprehensive plan's phasing and content. Sound documentation of existing conditions is necessary to support thoughtful, detailed dialogue around the future of the Capitol Campus.

### **Phasing**

**2023-25: Federated Measured Drawing Set.** Using a combination of existing data, LiDAR scanning, and other fieldwork, a consultant will create a digital drawing file (GIS and BIM format) to include:

- GIS cadastral base layer
- Building locations
- Building floor plans
- All infrastructure (e.g., electrical lines, sewage, stormwater, steam, etc.)

The federated measured drawing set will serve as a common reference point for stakeholders through the comprehensive planning process and beyond. Without this crucial data, a substantive dialogue will not be possible.

### **2023-25: Facility Condition Assessment**

A consultant will:

- Review and evaluate existing documents provided by DES relating to the history of each building and its condition, including preliminary seismic resiliency.
- Assess the need and estimated capital costs to restore major systems and subsystems of a building (or system) to extend its life to 30 years
- Perform a campus-wide accessibility assessment to the standards of the Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- Perform in-depth documentation and evaluation of each building assessed to a Uniformat II Level 4 detail
- Identify and document current visible facility condition deficiencies through non-destructive means
- Provide backlog of maintenance and repair raw costs in 2024 dollars for each building assessed for specific system deficiencies.

Estimated raw cost is construction installation costs (i.e., labor and materials) only and excludes markups for contractors' overhead and profit and any additional costs that may impact other facility systems during repair

- Provide a lifecycle forecast for each building assessed to a Uniformat II Level 4 detail that meets industry practice standards
- Collect and develop recommendations based on walk-through surveys of each building in the project, dialogue with facility maintenance and users, and research supplied information

### **2025-27: Capitol Campus Comprehensive Plan.**

A consultant will:

- Develop a Capitol Campus Comprehensive Plan in alignment with the stakeholder voice and vision. Stakeholders should include The Governor's Office, OFM, House and Senate Capital Budget Chairs and minority leaders, House and Senate Administration, the State Capitol Committee, the Capitol Campus Design Advisory Committee, Campus Agency Tenants, the City of Olympia, and surrounding Neighborhoods.
- Develop a short-term (1-4 years), mid-term (5-10 years), and long-term (10-30 years) sequence of events that establishes the necessary stages of design, construction, redevelopment, and remodeling activity, as needed, for the preferred strategy. This sequence will consider the need to maintain services and operations throughout the implementation
- Detail a strategic framework for the optimal management of campus facilities for the next 30 years
- Analyze campus-wide trends and issues which may impact facilities
- Analyze project phasing opportunities, including the need for swing space or temporary facilities
- Recommend changes to operational practices, as needed
- Recommend changes to campus policies, as needed
- Provide recommendations for new facilities, as needed
- Anticipate and describe the state's needs for land and recommend policies for the highest and best use of available land consistent with local and regional growth regulations and vision
- Adopt best management practices established worldwide to minimize environmental impacts

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:58AM

Project Number: 40000315

Project Title: CBPS - Campus - Comprehensive Plan

### Description

- Work with the project team to develop a facilitated planning and engagement process to build consensus among stakeholders and community members on a preferred Long-Range Facility Plan strategy or group of strategies.
- Use information developed in the process and DES-provided data to provide a plan that considers the campus' anticipated future needs for space and the organizational use of such space. This may include the conversion of existing spaces to different uses or development or use of space not currently owned, operated, or used by the campus if such additional space is deemed necessary to the cost-effective and efficient operation of the campus.

#### Ongoing Benefits

In parallel with the consultant services described above, the Facility Professional Services (FPS) planning team will develop internal processes to maintain this vital data.

Once this project is complete, the FPS Planning Team will be positioned to support and facilitate ongoing dialogue around space, capital planning, and the future of the capitol campus by identifying potential development limitations, opportunities, and impacts of proposals prior to engaging consultant services, ultimately avoiding unanticipated costs.

In addition, the FPS Team will:

- Prepare 10-year capital plans and operating plans to address needs consistent with the Capitol Campus Comprehensive Plan
- Establish and monitor planning development milestones in relation to the 10-year capital and operational plans
- Facilitate ongoing dialogue based on these data to ensure plans remain valuable and current with emerging political, societal, and economic conditions and needs on the Capitol Campus

### **3. How would the request address the problem or opportunity identified in question #1?**

Completing a Capitol Campus Comprehensive Plan for the Capitol Campus will provide:

- A collection and evaluation of facility-related data and information for decision-makers
- The development of a strong link between the Capitol Campus Comprehensive Plan and the 10-Year operating and capital plans
- The proposal and prioritization of programmatic activities and capital projects based on the Capitol Campus Comprehensive Plan's vision and its related goals and objectives
- A clear strategy for coordination and collaboration among the state agencies on campus to achieve the Capitol Campus Comprehensive Plan objectives
- Goals and objectives to guide the development of future plans and studies needed to address regulatory requirements, standards, guidance, and comprehensive plans developed by federal, tribal, regional, and local governments
- Strategies to address ongoing operations, maintenance, preservation, redevelopment, and future development on the Capitol Campus and other DES-managed properties to meet existing and future state growth.
- A roadmap with goals, objectives, and planning metrics guides consistent and informed decision-making.

This project will culminate in a Capitol Campus Comprehensive Plan to establish a shared vision, goals, and objectives for the campus. The success of this effort is directly dependent on the integrity of data collection and analysis as well as stakeholder involvement, which avoids delays and conflicts with future planning and developments at capitol campus facilities and grounds

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternative the predesign considered.

**Services provided by Consultant (PREFERRED ALTERNATIVE)** – Retaining professional services from a consultant to prepare a Capitol Campus Comprehensive Plan for the Capital Campus is preferred. The planning consultant will assist

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:58AM

Project Number: 40000315

Project Title: CBPS - Campus - Comprehensive Plan

**Description**

DES staff in working with stakeholders to create a common vision for the future development of the Capitol Campus and other DES-managed facilities within Thurston County. The consultant will be review applicable federal, state and local regulations, perform a review of other state, regional, and local plans and studies, data collection and programmatic analysis, and formulate short and long-range alternatives and recommendations for the preservation, redevelopment and future development of the State Capital Campus and other DES-managed facilities.

**Status Quo** – Not pursuing this project will exacerbate the deficient material conditions on the campus because of the inadequate planning resources available to DES staff.

**5. Which clientele would be impacted by the budget request?**

DES anticipates that federal, tribal, state and local municipalities, special-interest stakeholders, and the general public will benefit from developing a Capitol Campus Comprehensive Plan. There is a consensus that the buildings and infrastructures on the State Capitol Campus are essential to preserve and improve now and into the future by developing a comprehensive and fiscally balanced plan. Such a plan must address ongoing operations, maintenance, preservation, redevelopment, and future development on the Capitol Campus and other DES-managed properties to meet existing and future state growth.

State agency tenants on campus will also benefit from the care and preservation of buildings. In addition, the Capitol Campus Comprehensive Plan will address and incorporate state agencies' current and future needs. There will be minimal impacts on the tenants other than collaboration to gather information to develop the plan.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This request contributes to the following Results Washington goals:

Goal 3: Sustainable Energy and a Clean Environment- A Capitol Campus Comprehensive Plan will effectively establish a common vision, goals and objectives, and performance metrics to address Clean Transportation, Clean Energy, and Efficient Buildings & Industrial Processes. Improvements will be prioritized to cost-effectively reduce greenhouse gas emissions and promote energy efficiencies.

Goal 4: Healthy & Safe Communities- A Capitol Campus Comprehensive Plan will support state agency growth and programmatic needs throughout the campus. Improvements to address public and employee health, safety and welfare issues will be prioritized. Improvements will address accessibility and seek to reduce the potential for public and workplace injuries.



Goal 5: Efficient, Effective and Accountable Government- A Capitol Campus Comprehensive Plan will: 1) demonstrate the agency's commitment to provide greater customer satisfaction; 2) increase service reliability by assessing and modifying DES' core planning services; and 3) promote a healthier workplace culture.

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:58AM

Project Number: 40000315

Project Title: CBPS - Campus - Comprehensive Plan

#### Description

From DES' Strategic Framework, this work will support:

Goal 1: Provide workplace solutions that enhance our customers' ability to fulfill their missions.

In addition, a Capitol Campus Comprehensive Plan will increase DES' "Resource Stewardship" by ensuring campus is planned and programmed responsibly for the preservation, redevelopment and future development of the State Capitol Campus and its historic facilities and grounds.

The Capitol Campus Comprehensive Plan will support the DES' commitment to "The Big 3"- Excellence in Customer Satisfaction, Team Member Satisfaction, and Financial Health. This strategic agency-specific initiative reflects the need for listening to customers to ensure DES provides services and products that meet their business needs as they work to achieve their mission.

As stewards of the State's Capital Campus (RCW 43.19.125), DES must do better to understand and plan for the needs on campus. These needs may relate to the aged-nature and condition of the existing facilities or grounds, or changes within other state agency-programs that require redevelopment or future development on campus.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

This plan will be critical to developing an actionable and coordinated strategy to meet the requirements of the State Energy Performance Standards (RCW 19.27A.200) and Greenhouse Emissions Limits (RCW 70A.45.050) for the entire campus.

11. Is there additional information you would like decision makers to know when evaluating this request?

2006 Master Plan for the Capitol of the State of Washington  
<https://des.wa.gov/sites/default/files/public/documents/Facilities/MasterPlan/Campus-Master-Plan.pdf?=7b6f9>

OFM

179 - Department of Enterprise Services  
 Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/18/2022 11:58AM

Project Number: 40000315

Project Title: CBPS - Campus - Comprehensive Plan

**Description**

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Infrastructure (Major Projects)

Growth Management impacts

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	1,952,000				1,952,000
289-1	Thur Cty Capital Fac-State	1,000,000				
	<b>Total</b>	<b>2,952,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,952,000</b>

Future Fiscal Periods

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
289-1 Thur Cty Capital Fac-State	1,000,000			
<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000315	40000315
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:16AM

Project Number: 40000316

Project Title: Campus Combined Heat and Power Plant

### Description

Starting Fiscal: 2024  
 Project Class: Program  
 Agency Priority: 15

#### Project Summary

This request is to update and amend the Next Century Capitol Campus Predesign Report (2020) to investigate new technologies that reflect and support Washington State's revised Energy Code, moving the Capital Campus toward a zero carbon platform. The current steam heat system is 100 years old, serves most buildings on the campus and is not reliable, safe or efficient. This project will directly contribute to the Clean Buildings Performance Standards legislation.

#### Project Description

##### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

The Capitol Campus is the seat of government of Washington State. It is home to the Supreme Court, the Legislature, the Governor, Statewide Elected Officials, and the headquarters of most executive branch agencies. Without functional heating, cooling, and electrical systems in the Campus buildings, it would be extremely challenging, if not impossible, for the government to function. The Washington State Capitol Campus energy infrastructure, specifically the current steam plant for heating Capitol Campus buildings, is 100 years old, inefficient, and at its end of life.

The existing steam and condensate piping is aging with increasing risk of failure, both as a whole and to individual buildings. Producing steam requires a relatively high-temperature energy source, such as a flame from natural gas or fuel oil, which limits the options for future upgrades. Emerging high-efficiency technologies such as renewable solar, all-electric heat pumps, and other low-temperature equipment cannot be incorporated into high-temperature systems like steam.

The Next Century Capitol Campus Predesign Report (N3C Predesign) detailed and explored a preferred alternative that relies on natural gas-based technology to heat water. Forthcoming (July 2023) changes to Washington State's Energy Code would significantly restrict natural gas as an energy source for commercial buildings, challenging some of the assumptions of the N3C Predesign. This request would revisit these assumptions to explore zero-carbon solutions to create a high-efficiency Thermal District Energy System. Section 1091 of the 2015-2017 Capital Budget (2EHB1115) directed DES to assess the current steam system, develop alternatives to address safety concerns, and improve operating efficiency and other potential energy production and distribution systems. UMC's analysis of the existing system in their "Investment Grade Audit" in 2016 revealed a low overall operating efficiency of about 34% for the steam heating system. Though the carbon footprint of the Campus as a whole is at an all-time low, improving the system efficiency would lower the lifecycle cost of operations and further reduce carbon emissions.

##### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

In response to a 2015-2017 capital budget proviso (2EHB 1115, S. 1091) DES utilized the Energy Savings Performance Contracting (ESPC) program and selected UMC, Inc. to evaluate system alternatives that would meet efficiency improvement and environmental impact reduction goals. Based on that "Investment Grade Audit" and follow up "Energy Services Proposal for a District Energy System," DES initiated a Predesign, completed in May 2020.

This request will update and revise the NC3 Predesign. Specifically, the updated document will revisit the assumptions within the N3C Predesign that outlined natural gas-based technologies in response to forthcoming revisions to Washington State Energy Code. Instead, alternative technologies such as electric heat pumps will be explored to align the long-range campus energy plan with a zero carbon future.

Continued work on this Predesign directly supports RCW 70.235.050 (greenhouse gas emission limits for state agencies), RCW 43.21M.040 (incorporation of climate adaptation plans of action by state agencies), Executive Order 20-01 (state efficiency and environmental performance), E3SHB 1257 Clean Buildings bill, and E2SSB 5116 (supporting Washington's

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:16AM

**Project Number:** 40000316

**Project Title:** Campus Combined Heat and Power Plant

### Description

clean energy economy and transitioning to a clean, affordable, and reliable energy future).

The project is forecast as:

- FY 2023-25 - Predesign refresh to evaluate the findings of the predesign in relation to recent proposed updates to Washington State Building Code
- Future design and construction schedules will be explored in the Predesign refresh, and evaluated against other Capitol Campus investment priorities.

#### **3. How would the request address the problem or opportunity identified in question #1?**

The project will outline and detail a new high-efficiency thermal district energy system aligned with Washington State Energy Code. Future phasing of this project will provide all Capitol Campus buildings with hot and cold water using thermal storage and heat recovery using latest technology and meeting zero-carbon energy goals

This project represents an opportunity to describe a long-term thermal district energy infrastructure with a zero carbon system that would be used for the next 100 years.

- Without continued investment in this work, the state may spend more for every new building or renovation on Campus in terms of the initial cost to design and install separate stand-alone cooling/heating systems and more on maintenance costs because of the number of stand-alone systems.
- This project will describe a path to eliminate tens of millions of dollars in future capital costs, replacing the stand-alone systems on the Capitol Campus as they age over the next 10-15 years.
- Deferring this project reduces the state's ability to achieve a higher level of efficiency and effectiveness with any new development adopting the stand-alone approach.

Not funding this project:

- Jeopardizes continuity of government operations
- Increases the total cost of ownership
- Will not reduce carbon emissions
- Would increase the cost of future buildings on campus by requiring stand-alone heating and cooling systems
- Will significantly impact the ability of DES to meet Executive Branch and Legislatively mandated climate, emissions, and energy efficiency targets
- Will increase operating costs

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

The Predesign refresh will explore alternatives.

#### **5. Which clientele would be impacted by the budget request?**

None

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

NA

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

Given the tenuous nature of the steam and chilled water systems, the location of the existing Powerhouse and the emergency

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:16AM

Project Number: 40000316

Project Title: Campus Combined Heat and Power Plant

### Description

systems in place—old emergency generators etc. - establishing a new centralized system will provide a stable, safe and resilient Capitol Campus that meets the COOP goals of Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining the continuity of government.

#### 8. For IT-related costs:

NA

#### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.

NA

#### 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW 70.235.050. The project also promotes future energy and carbon reduction measures that are not possible with the existing steam system.

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will significantly alter the future energy landscape of the campus for the better.

#### 11. Is there additional information you would like decision makers to know when evaluating this request?

References:

- Investment Grade Audit. Combined Heat and Power Project. UMC. 2017;
- Energy Services Proposal, District Energy Renewal Project with Combined Heat and Power:UMC, 2018
- Next Century Capitol Campus Predesign Report. UMC & Meng Analysis, 2020
- Hillside Evaluation and Preliminary Design Olympian Capitol Campus. Golder Associates, 2010.
- 2015 Capital Budget: Second Engrossed House Bill 1115, Section 1091
- RCW 70.235.050 Greenhouse Gas Emission Limits for State Agencies
- Add Clean building statute

#### Location

City: Olympia

County: Thurston

Legislative District: 022

#### Project Type

Infrastructure (Major Projects)

Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:16AM

Project Number: 40000316

Project Title: Campus Combined Heat and Power Plant

**Description**

**Growth Management impacts**

Conforms with GMA requirements.

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	152,446,000				914,000
	<b>Total</b>	<b>152,446,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>914,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State	4,959,000	51,134,000	95,439,000		
	<b>Total</b>	<b>4,959,000</b>	<b>51,134,000</b>	<b>95,439,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000316	40000316
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security &amp; Safety Enhancements

**Description**

**Starting Fiscal** 2024  
**Project Class:** Program  
**Agency Priority:** 16

**Project Summary**

DES is responsible for the stewardship, preservation, operation and maintenance of the state Capitol Campus. Improving safety and security on the campus is vital to fulfilling this important role and this includes responsibilities for campus emergency management and campus security coordination. These proposed projects will further the goals of improving physical security and safety on the Capitol Campus. These projects and their importance have been identified within the Capitol Campus Vulnerability Assessment which offers additional information related to these projects.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

The existing campus security infrastructure has since become outdated and inadequate to support the physical security and safety of employees and those that visit that campus. There are significant and immediate concerns regarding inadequate communication and video surveillance cameras as well as significant gaps in the overall campus security program. The Capitol Campus Vulnerability Assessment offers additional information related to these issues.

Individual project descriptions (C2) and estimated costs/timeline (C100) can be provided upon request.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

These projects will provide immediate improvements to Capitol Campus Safety and security. Specifically, the projects include:

2023-25

- Campus - Physical Access Control (Re-Key Locksets)
- Campus - Vehicle Access Control
- Capitol Campus Access Controls-Exterior Doors
- West Campus - Security Enhancements

2025-27

- Campus - Emergency Call Boxes & Public Address System
- Campus - Intrusion Detection Systems
- West Campus - Visitor Screening

**3. How would the request address the problem or opportunity identified in question #1?**

These projects will provide immediate improvements to Capitol Campus Safety and security. Improving safety and security on the campus is vital to fulfilling this important role and this includes responsibilities for campus emergency management and campus security coordination. These proposed projects will further the goals of improving physical security and safety on the Capitol Campus.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

The Capitol Campus Vulnerability Assessment offers additional information related to these projects and associated alternatives.



## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security &amp; Safety Enhancements

**Description****5. Which clientele would be impacted by the budget request?**

Emergency responders, employees and the public directly benefits from these security and safety enhancement projects.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

· Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o security and safety improvements on the Capitol Campus in accordance with the Security Study;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

The following studies, reports and analysis support this request:

*The Capitol Campus Vulnerability Assessment*, 2019

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The Capitol Campus Vulnerability Assessment, 2019 offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**Description**

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	72,665,000		1,651,000	4,406,000	12,732,000
<b>Total</b>		<b>72,665,000</b>	<b>0</b>	<b>1,651,000</b>	<b>4,406,000</b>	<b>12,732,000</b>

**Future Fiscal Periods**

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State	27,934,000	13,174,000	11,940,000	828,000
<b>Total</b>		<b>27,934,000</b>	<b>13,174,000</b>	<b>11,940,000</b>	<b>828,000</b>

**Operating Impacts**

No Operating Impact

**SubProjects**

SubProject Number: 40000429

SubProject Title: Campus - Barrier Protection Predesign

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

## SubProjects

SubProject Number: 40000429

SubProject Title: Campus - Barrier Protection Predesign

Starting Fiscal 2024

Project Class: Program

Agency Priority: 16

### Project Summary

This project will produce a predesign for a vehicle barrier protection system for the Capitol Campus as recommended by the Campus Vulnerability Assessment. No construction funding is being requested at this time.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Capitol Campus attracts hundreds of thousands of visitors each year, many of whom attend events such as rallies, protests, and counter-protests. Based on documented impacts, many of these types of events can become contentious and sometimes lead to significant opportunities for escalation into violent confrontations. This project will provide comprehensive barrier protection design specifically for the Capitol Campus that will adequately protect people and assets on the campus.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The scope of the project is:

- Develop a design, standard details, and specifications for campus barrier protection systems.
- Prioritized plan to include:
  - o Deployment of barrier protection measures
  - o Specific, prioritized locations requiring barrier protection
  - o Detailed specifications regarding type of barrier protection devices
- Develop Cost estimates for acquisition and installation of preferred alternatives.

Project timeline is estimated to be 18 months. Pre-Construction phase would occur in subsequent biennia as informed by the predesign.

Forecasted timeline:

Predesign July 2023 - January 2025

**3. How would the request address the problem or opportunity identified in question #1?**

The increasing number of events and types of activities on the Capitol Campus have indicated a need for more effective safety and security elements. Based on current events on the Capitol Campus and across the nation, it's likely that unplanned and unpermitted activities will continue to increase. This project will develop design approaches for barrier protection systems for the Capitol Campus.

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

#### SubProjects

SubProject Number: 40000429

SubProject Title: Campus - Barrier Protection Predesign

In addition to protecting the campus from acute events, the outcome of this work will support general asset protection from both accidental and planned vehicle damage.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were considered. This request is for a design of a barrier protection systems that is specific to the layout of our campus and will meet the needs to manage unplanned and unpermitted activities today and into the future.

**5. Which clientele would be impacted by the budget request?**

This project would make the Capitol Campus safer for all-tenants, state employees and visitors.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Capitol Campus Vulnerability Assessment ;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

....

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**SubProjects**

SubProject Number: 40000429

SubProject Title: Campus - Barrier Protection Predesign

NA

11. Is there additional information you would like decision makers to know when evaluating this request?

The Capitol Campus Vulnerability Assessment (2019) offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	418,000				418,000
	<b>Total</b>	<b>418,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>418,000</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

SubProject Number: 40000422

SubProject Title: Campus - Physical Access Control (Re-Key Locksets)

OFM

179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

## SubProjects

SubProject Number: 40000422

SubProject Title: Campus - Physical Access Control (Re-Key Locksets)

Starting Fiscal: 2024

Project Class: Program

Agency Priority: 16

### Project Summary

This project will replace and re-key physical door hardware locksets (door handles and associated physical components) and expand card reader technology on the Capitol Campus. Replacement of locksets and upgrading areas with card readers will enhance security and reduce the need to use physical keys.

### Project Description

**1. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Funding for this project would allow for acquisition of pre-configured physical keys, lockset cores will improve the security of campus facilities. No design work is required as the locksets will meet Capitol Campus building and security standards.

DES anticipates phasing the project over multiple biennia due to the time involved and the number of doors on campus.

Each biennium will require the procurement and installation of hardware. In the 23-25 biennium, work would begin on the west campus locations. The remaining installations on the campus will carry into the 2025-27, 2027-29, and 2029-31 biennium.

**2. How would the request address the problem or opportunity identified in question #1?**

This project would replace and re-key physical door hardware locksets (door handles and associated physical components) on the Capitol Campus beginning with critical infrastructure areas.

**3. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were considered. Locksets must meet current hardware standards and security requirements on the Capitol Campus.

**4. Which clientele would be impacted by the budget request?**

All occupants and visitors to Campus facilities will benefit from more secure facilities.

**5. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**6. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

OFM

## 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

### SubProjects

SubProject Number: 40000422

SubProject Title: Campus - Physical Access Control (Re-Key Locksets)

- security and safety improvements on the Capitol Campus in accordance with the Security Study;
- part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**7. For IT-related costs:**

N/A

**8. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**9. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**10. Is there additional information you would like decision makers to know when evaluating this request?**

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	1,362,000				809,000
	<b>Total</b>	<b>1,362,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>809,000</b>

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**SubProjects**

SubProject Number: 40000422

SubProject Title: Campus - Physical Access Control (Re-Key Locksets)

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	263,000	145,000	145,000	
<b>Total</b>	<b>263,000</b>	<b>145,000</b>	<b>145,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000423

SubProject Title: Campus - Vehicle Access Control

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*



Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

## SubProjects

SubProject Number: 40000423

SubProject Title: Campus - Vehicle Access Control

Starting Fiscal: 2024

Project Class: Program

Agency Priority: 16

### Project Summary

This project provides vehicle access control measures and security for the Office Building Two Service Level Garage and the Natural Resources Building Tunnel.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Office Building Two Service Level Garage and the Natural Resources Building Tunnel are unsecured allowing all types (authorized and unauthorized) of vehicles to access the garages. These two garages support high concentrations of employee and service vehicle traffic.

Original equipment and controls have failed and are no longer functional. This project would provide new means of securing these locations to provide access to authorized vehicles only.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will design and install new vehicle barriers system (such as gates or arms), security components (card readers) and associated equipment to adequately secure both locations. This work will enhance safety in the garages by controlling or limiting access only to authorized vehicles.

The project cannot be phased. The estimated timeline:

Design and construction: July 2023 to December 2024.

Remaining access control would be identified in the *Campus - Barrier Protection Predesign* project.

**3. How would the request address the problem or opportunity identified in question #1?**

This project provides vehicle access control measures and security for the Office Building Two (OB2) Service Level Garage and the Natural Resources Building (NRB) Tunnel, which are currently unsecured allowing individuals and unauthorized vehicles into these areas. Components included within this scope are vehicle barriers, card readers, and vehicle gates and associated equipment.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action Alternative —Entrances to OB2 Service Level and the tunnel under NRB would remain unsecured.

**Preferred Alternative** – Secure the entrances with vehicle access controls and other security equipment.

**5. Which clientele would be impacted by the budget request?**

**179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

### SubProjects

SubProject Number: 40000423

SubProject Title: Campus - Vehicle Access Control

The project would enhance security and safety to the occupants and visitors to OB2 and NRB.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
  - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
  - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
  - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

NA

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**SubProjects**

SubProject Number: 40000423

SubProject Title: Campus - Vehicle Access Control

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	601,000				601,000
	<b>Total</b>	<b>601,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>601,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

SubProject Number: 40000424

SubProject Title: Capitol Campus Access Controls-Exterior Doors

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

## SubProjects

SubProject Number: 40000424

SubProject Title: Capitol Campus Access Controls-Exterior Doors

Starting Fiscal: 2024

Project Class: Program

Agency Priority: 16

### Project Summary

This project will continue efforts started in the 21-23 biennium to replace all exterior door access controls across the Capitol Campus. Controls include electronic access control card readers, door position switches and other security infrastructure. Please see the Capitol Campus Vulnerability Assessment (CCVA) for additional information. This work is to be phased over four biennia; a risk assessment will determine the priority.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Not all exterior doors on Capitol Campus facilities are equipped with electronic access control and door position switches. This project would bring campus exterior doors up to current standards for electronic access control.

Electronic access controls ensure that access to Capitol Campus facilities is limited to authorized personnel, provide auditable records, and provide the ability to make global adjustments to access as security condition levels change.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will install necessary access control hardware and software for exterior doors that do not currently meet Capitol Campus standards. Current standards include provisions for electronic access control card readers, door position switches and other security infrastructure.

Funding for this project will allow DES to procure necessary cabling and building hardware to ensure fully functional electronic access control system at each Capitol Campus exterior door.

This work would be completed between July 1, 2023 and June 30, 2031, across four biennium, four funding cycles divided evenly. Prioritization will be determined based on an internal assessment of incident reports and asset vulnerability.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will install necessary access control hardware and software for exterior doors.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No action Alternative – not taking action would allow current deficiencies to continue.

**Phased Alternative** – Attempting to “piece-meal” this project over a number of biennia would lead to inconsistencies of design and equipment which would decrease the effectiveness of a comprehensive and updated security system.

**Preferred Alternative** – procure and install updated hardware that is consistent and comprehensive through each of the four biennium to obtain optimal results and achieve cost savings related to economies of scale.

**5. Which clientele would be impacted by the budget request?**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security &amp; Safety Enhancements

**SubProjects**

SubProject Number: 40000424

SubProject Title: Capitol Campus Access Controls-Exterior Doors

The project would make the Capitol Campus safer for all-tenants, state employees and visitors.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Security Study;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**SubProjects**

SubProject Number: 40000424

SubProject Title: Capitol Campus Access Controls-Exterior Doors

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

Funding

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	45,950,000				10,904,000
	<b>Total</b>	<b>45,950,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,904,000</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	11,682,000	11,682,000	11,682,000	
<b>Total</b>	<b>11,682,000</b>	<b>11,682,000</b>	<b>11,682,000</b>	<b>0</b>

Operating Impacts

No Operating Impact

SubProject Number: 40000426

SubProject Title: Campus - Emergency Call Boxes & Public Address System

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

**Project Number:** 40000226  
**Project Title:** Capitol Campus Security & Safety Enhancements

## SubProjects

**SubProject Number:** 40000426  
**SubProject Title:** Campus - Emergency Call Boxes & Public Address System

**Starting Fiscal:** 2026  
**Project Class:** Program  
**Agency Priority:** 16

### Project Summary

This project will install emergency call boxes, and a public address system on campus. These emergency communication systems will allow people on campus under duress to contact emergency services and for campus security to communicate directly to employees and visitors during emergency situations.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

There is currently no public system for a person under duress or experiencing an emergency to contact emergency services on campus. A person without access to a cell phone would be unable to access the help they need. Conversely there is no effective way for emergency services to communicate directly with employees and visitors during emergency situations.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project would procure necessary equipment, technologies and cabling infrastructure to deploy a functional and modern PA system for emergency communications on Capitol Campus grounds, in surrounding parks and underground garages.

The current proposed timeline forecasts design in FY 25-27 with Construction to FY27-29. Routine equipment update and replacement is proposed for 31/33 biennia.

This project can be phased based on prioritization of need for emergency communications.

**3. How would the request address the problem or opportunity identified in question #1?**

This project seeks to build out a modern PA system for emergency communications on the campus, which currently does not exist. Deploying modern PA system technology will mitigate the current safety risks on the campus.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternative were considered. The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**5. Which clientele would be impacted by the budget request?**

This project would enhance emergency services for visitors and tenants on the Capitol Campus.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security &amp; Safety Enhancements

**SubProjects**

SubProject Number: 40000426

SubProject Title: Campus - Emergency Call Boxes &amp; Public Address System

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**This project supports the Governor's Results Washington goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

· Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o security and safety improvements on the Capitol Campus in accordance with the Security Study;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental**8. For IT-related costs:**

Unknown at this time. Completion of the Design will provide details to the potential IT needs and requirements.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.



**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**SubProjects**

SubProject Number: 40000426

SubProject Title: Campus - Emergency Call Boxes & Public Address System

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	2,665,000				
	<b>Total</b>	<b>2,665,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	716,000	1,234,000		715,000
<b>Total</b>	<b>716,000</b>	<b>1,234,000</b>	<b>0</b>	<b>715,000</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000427

SubProject Title: Campus - Intrusion Detection Systems

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

**Project Number:** 40000226  
**Project Title:** Capitol Campus Security & Safety Enhancements

## SubProjects

**SubProject Number:** 40000427  
**SubProject Title:** Campus - Intrusion Detection Systems

**Starting Fiscal:** 2026  
**Project Class:** Program  
**Agency Priority:** 16

### Project Summary

This project will expand and enhance the existing intrusion detection systems on the Capitol Campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

This project would expand existing capabilities and deploy physical equipment in Capitol Campus facilities, such as, motion detectors and glass break sensors notifying a real-time 24/7 monitoring center.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will assess the current conditions and determine replacements, enhancements and new locations for intrusion detection equipment. Based on this assessment, replacements and enhancements will be procured and installed. When completed, this will provide additional in-building security enhancements related to attempted and/or physical break-ins and unauthorized access to campus facilities.

Estimated project timeline is:

Design: August 2023 – January 2024

Construction: April 2024 – June 2025

Project anticipates additional in building security enhancements FY 27-29, 29-31 and 31-22.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will create an effective intrusion detection system that alerts security and law enforcement professionals of unauthorized building access and allow for integration of other building security systems such as video management.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No alternatives were explored. The scope of this project requests will provide increase in security alert system to specific locations in the buildings to prevent unauthorized access.

**5. Which clientele would be impacted by the budget request?**

This project will benefit occupants and visitors to all state facilities on Capitol Campus.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security &amp; Safety Enhancements

**SubProjects**

SubProject Number: 40000427

SubProject Title: Campus - Intrusion Detection Systems

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Security Study;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

Completion of the Design will provide information on any IT requirements.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**SubProjects**

SubProject Number: 40000427

SubProject Title: Campus - Intrusion Detection Systems

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

<u>Acct</u>		<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
<u>Cod</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	1,107,000			
	<b>Total</b>	<b>1,107,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State	768,000	113,000	113,000	113,000
<b>Total</b>	<b>768,000</b>	<b>113,000</b>	<b>113,000</b>	<b>113,000</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000430

SubProject Title: West Campus - Visitor Screening

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

## SubProjects

**SubProject Number:** 40000430

**SubProject Title:** West Campus - Visitor Screening

**Starting Fiscal:** 2026

**Project Class:** Program

**Agency Priority:** 16

### Project Summary

This project will acquire and deploy robust visitor screening infrastructure to the West Capitol Campus buildings occupied by the Legislative and Judicial branches of government. This project will provide increased protection to people and historic properties.

### Project Description

#### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

This project would bring campus visitor screening to current standards for access control.

Visitor screening ensures that access to Capitol Campus facilities is limited to authorized personnel and provides the ability to make global adjustments to access as security condition levels change.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

#### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Funding for this project will allow DES to procure necessary cabling and building hardware to ensure visitor screening infrastructure for increase in protection to people and historic properties. Buildings considered in-scope for this work include:

- The Legislative Building
- Cherberg
- The Temple of Justice
- O'Brien

DES anticipates it will take the entire biennium (FY 25-27) to complete this project.

Delay from FY 23-25 to allow for stakeholders a robust process with the Governor's office, Legislature, and elected Legislative officials and DES to develop policy around CSVS to operate and maintain visitor screening and Capital Budget to install. RCW updates and risk discussions required.

#### **3. How would the request address the problem or opportunity identified in question #1?**

This project will install necessary access control hardware and software for exterior doors.

#### **4. What alternatives were explored? Why was the recommended alternative chosen?**

No action alternative – current security measures in the buildings above are insufficient. Not acting would allow existing conditions to continue.

Phased Alternative – Attempting to “piece-meal” this project over a number of biennia would lead to inconsistencies of design and equipment which would decrease the effectiveness of a comprehensive and updated security system.

Preferred Alternative – design, procure and install an updated system that is consistent and comprehensive in one biennium in order to obtain optimal results and achieve cost savings related to economies of scale.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security &amp; Safety Enhancements

**SubProjects**

SubProject Number: 40000430

SubProject Title: West Campus - Visitor Screening

**5. Which clientele would be impacted by the budget request?**

The project would make the Capitol Campus safer for all-tenants, state employees, and visitors.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Security Study;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

To be determined based on design.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Infrastructure (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

**SubProjects**

SubProject Number: 40000430

SubProject Title: West Campus - Visitor Screening

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	12,740,000				
	<b>Total</b>	<b>12,740,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State	12,740,000			
<b>Total</b>	<b>12,740,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject Number: 40000428

SubProject Title: Campus - Access Control-Data Closets and Mechanical Rooms

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Project Number: 40000226

Project Title: Capitol Campus Security & Safety Enhancements

## SubProjects

SubProject Number: 40000428

SubProject Title: Campus - Access Control-Data Closets and Mechanical Rooms

Starting Fiscal 2024

Project Class: Program

Agency Priority: 16

### Project Summary

This project will install electronic access control hardware and software for in-building critical infrastructure areas that house information technology and mechanical system components. The inability to remotely secure these areas poses a risk to critical infrastructure and building occupants.

### Project Description

#### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Not all infrastructure areas in Capitol Campus facilities are equipped with electronic access control and door position switches that meet current standards. This project would bring these locations up to current standards for electronic access control.

Electronic access controls ensure that access to Capitol Campus facilities is limited to authorized personnel, provide auditable records, and provide the ability to make global adjustments to access as security condition levels change. Physical keys create a several security concerns including loss, theft, misuse, and the lack of records keeping of who accessed a space.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

#### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will install electronic access control hardware and software for in-building critical infrastructure areas that house information technology and mechanical system components. Current standards include provisions for electronic access control card readers, door position switches, and other security infrastructure.

Funding for this project will allow DES to procure necessary cabling and building hardware to ensure fully functional electronic access control system at each Capitol Campus critical infrastructure location.

Project can be completed in one biennium and is scheduled for 25-27.

Design: September 2025 – February 2026

Construction: April 2026 – June 2027

#### 3. *How would the request address the problem or opportunity identified in question #1?*

This project would install electronic access control hardware and software for in-building critical infrastructure areas that house information technology and mechanical system components.

#### 4. *What alternatives were explored? Why was the recommended alternative chosen?*

No action Alternative – not acting would still allow current deficiencies to continue.

Phased Alternative – Attempting to “piece-meal” this project over several biennia would lead to inconsistencies of design and equipment which would decrease the effectiveness of a comprehensive and updated security system.

Preferred Alternative – design, procure and install an updated system that is consistent and comprehensive in one biennium



## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/21/2022 11:20AM

Project Number: 40000226

Project Title: Capitol Campus Security &amp; Safety Enhancements

**SubProjects**

SubProject Number: 40000428

SubProject Title: Campus - Access Control-Data Closets and Mechanical Rooms

to obtain optimal results and achieve cost savings related to economies of scale.

**5. Which clientele would be impacted by the budget request?**

The project would make the Capitol Campus safer for all-tenants, state employees and visitors.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Security and safety improvements on the Capitol Campus in accordance with the Security Study;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

**8. For IT-related costs:**

No

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

For more additional information you would like decision makers to know when evaluating this request.

The 2019 Capitol Campus Vulnerability Assessment offers additional information related to this project.

OFM

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/21/2022 11:20AM

**Project Number:** 40000226

**Project Title:** Capitol Campus Security & Safety Enhancements

**SubProjects**

**SubProject Number:** 40000428

**SubProject Title:** Campus - Access Control-Data Closets and Mechanical Rooms

**Location**

**City:** Statewide

**County:** Statewide

**Legislative District:** 098

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**New Facility:** No

**Funding**

<u>Funding</u>		<u>Expenditures</u>		<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>	<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Approps</u>
057-1	State Bldg Constr-State	1,765,000			
	<b>Total</b>	<b>1,765,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Future Fiscal Periods**

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State	1,765,000			
<b>Total</b>	<b>1,765,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000226	40000226
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:22AM

Project Number: 40000317

Project Title: GA - Building Demolition

**Description**

**Starting Fiscal** 2024  
**Project Class:** Program  
**Agency Priority:** 17

**Project Summary**

This project would demolish the 1956 General Administration Building, which has been vacant since March 2018, and create temporary surface parking in its place.

**Project Description****1. Identify the problem or opportunity addressed. Why is the request a priority?**

The General Administration Building has been vacant since March of 2018 and cannot be reoccupied without making significant and costly seismic and building system upgrades. In addition, the building has hazardous materials which will need to be removed and the nearby hillside is at risk of slope failure and needs evaluation and possible stabilization prior to future development.

In its current state, DES spends about \$200,000 per year to maintain the building in its mothballed condition. Demolition will avoid unplanned failure of building systems and would also eliminate potential life safety hazards as the building's lack of structural integrity could lead to a structural failure in a major earthquake. The building's structural strength for resisting a low to medium earthquake is less than one-half required by the Applied Technology Council.

A good faith asbestos survey is required by the Olympic Region Clean Air Agency (ORCAA) for any demolition. In 1995 an asbestos survey found friable magnesium-silicate, air cell, felt pipe insulation and associated hard fittings contained asbestos. Under ORCAA regulations, the property owner is responsible for ensuring there is no asbestos containing material present in the structure to be demolished.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The General Administration Building, vacant since March 2018, cannot be reoccupied until the seismic and building systems meet current code. However, these upgrades are significant and cost prohibitive. This project would demolish the building, create temporary surface parking, and eliminate the public safety risk of structural failure in a major earthquake.

Scope will also include removal of hazardous materials and hiring a civil engineer to evaluate hillside stabilization needed for future development.

The project timeline is estimated as:

Pre-design: June – August 2023

Design: October – December 2023

Construction: February – June 2025

**3. How would the request address the problem or opportunity identified in question #1?**

This request will demolish a building that can no longer be occupied nor maintained due to its condition and add additional parking on the west capitol campus. Most of the building systems are off or at a very low level of operation. The heating system is deteriorating quickly and if this system fails, it is unlikely to be repairable. Moisture would accelerate the deterioration. Vacant buildings are also more prone to vandalism and break-ins.

Not funding this project could lead to a significant public safety problem. The structural integrity of the building is poor and at risk of collapse in a major earthquake.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:22AM

**Project Number:** 40000317

**Project Title:** GA - Building Demolition

## Description

#### **4. What alternatives were explored? Why were the recommended alternative chosen?**

The General Administration Building has been the subject of five separate planning and design studies between 1992 through 2012 with the intent of replacing the GA Building with new state office building(s). Proposed solutions have not aligned with available capital resources. The facility continues to deteriorate, has major building systems failures, and does not meet current structural, mechanical, electrical, or plumbing codes. Studies include the following:

- In 2012 SRG Partnership developed four development scenarios.
- In 2006 SRG Partnership completed a study to renovate the General Administration Building. SRG conducted two additional studies between 2006 and 2007 for the Heritage Center Predesign. The first would have created the Heritage Center and a general office building that occupying the GA Building site and the adjacent site now occupied by the Helen Sommers Building. The first study would have resulted in two buildings totaling 589,499 square feet. In 2007 an SRG Addendum offered a pared down version that totaled about 400,000 square feet. The project was cancelled in 2010 as the state's capital resources declined during the recession.
- In 1992 Zimmer Gunsel Frasca developed a study that would have renovated the General Administration Building while adding a floor and creating an addition to the west. The preferred alternate would have totaled 363,200 and provided a new Visitor Center facility.

If the project does not proceed, the building will continue to deteriorate and could collapse in a seismic event creating a significant public safety hazard. Enterprise Services will continue to pay operating costs to keep the building in a moth-bald state and free of graffiti and other vandalism.

#### **5. Which clientele would be impacted by the budget request?**

The public and other users of the Capitol Campus would be the most impacted by this project. The building itself has been unoccupied for several years. Demolishing the building and replacing it with a temporary parking lot would allow time for a comprehensive development plan to be established. It would improve this portion of the historic West Capitol Campus, which is highly used by and visible to the public while providing additional temporary parking stalls.

#### **6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

#### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The General Administration (GA) Building is a prime development site for the north edge of the West Campus. The site forms the boundary between West Campus and the City of Olympia. Development should demonstrate this delineation and reflect the importance of monumental buildings on the West Campus.

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#). This site is specifically called out as a future development opportunity on the West Capitol Campus. It also supports the primary principles of the plan regarding Public Use and Access, Delivery of Public Services and Community Vitality. Having a moth-balled, vacant building on the historic West Capitol Campus for the long-term does not serve the best interests of state government or the public.

**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:22AM

Project Number: 40000317

Project Title: GA - Building Demolition

**Description**

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This site location is under consideration for future development under the 2006 Master Plan for the Capitol of the State of Washington.

[1] October 19, 2007, Shannon & Wilson, Inc. Conceptual Geotechnical Report for Executive Office Plaza/Heritage Center pg. evaluated temporary shoring walls (pg. 9) and commented on potential of landslide failure (pg. 13).

[2] March 1995 Project #94-260 PBS Environmental conducted an Asbestos Survey Report for the General Administration Building.

[3] October 19, 2007, Shannon & Wilson, Inc. Conceptual Geotechnical Report for Executive Office Plaza/Heritage Center pg. evaluated temporary shoring walls (pg. 9) and commented on potential of landslide failure (pg. 13).

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements.

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	18,498,000				18,498,000
	<b>Total</b>	<b>18,498,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,498,000</b>

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:22AM

Project Number: 40000317

Project Title: GA - Building Demolition

**Funding**

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000317	40000317
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:25AM

Project Number: 40000319

Project Title: Sylvester Park – Improvements

### Description

Starting Fiscal 2024  
 Project Class: Program  
 Agency Priority: 19

#### Project Summary

DES requests funding in the 2023-2025 Biennium. This project will complete work started in the 2015-2017 biennium and implement a set of renovations and improvements for the preservation of Sylvester Park from the 2021-23 C2 document. The work will include drainage, irrigation, electrical improvements, and new landscaping.

#### Project Description

##### **1. Identify the problem or opportunity addressed. Why is the request a priority?**

The infrastructure of Sylvester Park (lighting, utilities, irrigation and sidewalks) is old and not functioning effectively. In addition, the grass is dying in places and needs to be replaced. Increased use of the park for events is contributing to the deterioration of the park. The park improvement design was completed in the 2015-17 biennium. This request is for the construction of the project. If the project does not move forward, Sylvester Park's infrastructure will continue to deteriorate as more of the public uses the park.

##### **2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will complete work started in the 2015-2017 biennium and implement a set of renovations and improvements for the preservation of Sylvester Park from the 2021-23 C2 document. This effort will assess the status of work and continue the implementation of preservation and improvement strategies identified in a variety of studies. These studies, ranging from the Capitol Master Plan of 1991 to the Capitol Master Plan of 2006 both of which emphasized the need to connect the Capitol Campus to the parks, including Sylvester Park, emphasizing the linkage through landscaping and monuments. Improvements include the remaining work to refurbish the gazebo, replace broken pavement, and renovate the park landscaping.

Specifically this project will implement the following:

- Removal and replacement of the electrical distribution system. Circuit redesign which responds to the gazebo as a performance space, the annual lighting of a holiday tree and menorah, security camera requirements, area lighting, and future expansion.
- Replacement of the irrigation system for future landscape design. The system will consider the future use of reclaimed water, a future connection to the Old Capitol block, and an updated control system.
- Installation of positive drainage, including a storm drain system, and regrading using natural material and replace sod as necessary
- Replacement of pedestrian pathways within the park and ADA improvements at perimeter sidewalks and internal pathways
- Assessment of the existing domestic water system, including the historic drinking fountains.
- Design and installation of a renewed landscape plan, which builds off historic features.
- Upgrades to lighting features and security cameras, as needed
- Upgrades to the existing signage system.
- Replacement of the irrigation system for future landscape design. The system will consider the future use of reclaimed water, a future connection to the Old Capitol block, and an updated control system.
- Installation of positive drainage, including a storm drain system, and regrading using natural material and replace sod as necessary
- Replacement of pedestrian pathways within the park and ADA improvements at perimeter sidewalks and internal pathways



# 179 - Department of Enterprise Services Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:25AM

Project Number: 40000319

Project Title: Sylvester Park – Improvements

## Description

- Assessment of the existing domestic water system, including the historic drinking fountains.
- Design and installation of a renewed landscape plan, which builds off historic features.
- Upgrades to lighting features and security cameras, as needed

The project timeline is as follows:

Design and permits: November 2023 - April 2024

- Some design time will be needed to ensure effective connection to city infrastructure at the intersection of Legion Way and Washington Street. In addition, an archeological/cultural survey and related permits will still need to be completed under the design phase

Construction: June 2024-March 2025.

- Anticipate closure of the Park for longer than 6-8 months of construction.

This project is not scalable because:

- (a) The work is bundled to create an economy of scale and reduce mobilization costs. For example, while the ground is being excavated for drainage improvements, a new electrical distribution system can be laid out. A “separation” approach would mean that the ground would have to be dug up again after the drainage element and new soil had been installed.
- (b) There is a short window of time to complete the scope of work during the drier months of June through September, as well as the Capitol City Marathon in May.
- (c) Any historically significant archeological discoveries would be easier to deal with in the dry months.

### **3. How would the request address the problem or opportunity identified in question #1?**

Installing better lighting and security cameras will enhance security and reduce risk. Replacement of storm water and drainage, together with a new irrigation and sod will significantly extend the life of the facility

Deferring action will reduce the effectiveness of the planning and design work already done and the Park infrastructure will continue to degrade. As the Park has deteriorated, community groups (Olympia Downtown Association and Downtown Neighborhood Association) are expressing concern that it will no longer be able to accommodate events. The identified improvements will enhance the park’s aesthetics before they deteriorate more, such as, the grounds have poor drainage is constantly soaked and muddy and lighting is poor.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action – This will lead to continued deterioration of the Park and consequence deterioration of the State’s image.

Incremental Improvements – This approach would leverage the previous planning efforts and the park would continue to deteriorate. In addition, any single improvement element would probably re-trigger the requirement for an archeological/cultural resources survey.

Preferred Alternative – Complete project improvements identified in the 2015-2017 plan and preserve Sylvester Park for the enjoyment of the community and downtown businesses.

### **5. Which clientele would be impacted by the budget request?**

The Park is used by the state and the local community for many events and festivals. From the Capitol City Marathon, Christmas tree lighting and community concerts. If this project is implemented, events will need to be scheduled around the construction phase. Sylvester Park cultural resources will need to be protected.

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**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:25AM

Project Number: 40000319

Project Title: Sylvester Park – Improvements

**Description**

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

· Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

· Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

· DES Facility Management strategies of:

o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

o security and safety improvements on the Capitol Campus in accordance with the Security Study;

o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and managing and maintaining state grounds to the highest standards of excellence, while maximizing opportunities for public access and enjoyment. In addition, the State has committed to perpetuate and maintain the Park in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate**

No.

**11. Is there additional information you would like decision makers to know when evaluating this request?**

References:

- *The Master Plan for the Capitol of the State of Washington*, NBBJ, 1991
- *West Capitol Campus and Sylvester Park Landscape History and Regeneration Study*. Artifacts Consulting and Susan Black and Associates, 2001

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:25AM

Project Number: 40000319

Project Title: Sylvester Park – Improvements

**Description**

· *The Master Plan for the Capitol of the State of Washington*. Department of General Administration, 2006

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements.

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
057-1	State Bldg Constr-State	1,001,000				1,001,000
	<b>Total</b>	<b>1,001,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,001,000</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

Parameter

Biennium

Entered As

2023-25

Interpreted As

2023-25

Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000319	40000319
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

## Description

Starting Fiscal 2024  
 Project Class: Program  
 Agency Priority: 27

## Project Summary

The 19-21 Capital Budget (SHB 1102 Section 1091) established a Legislative Building Cleaning Program which provided funding solely for the exterior preservation cleaning and repair of select legislative buildings. This program will continue this important preservation work identified in this program by focusing on the following buildings: •John O'Brien •Legislative •Temple of Justice •Pritchard Work on these important assets will include professional cleaning, exterior preservation, and minor repairs to the stonework as needed. Individual project descriptions (C2s) and project cost estimates (C100s) can be provided upon request.

## Project Description

**. Identify the problem or opportunity addressed. Why is the request a priority?**

Over the last 15 years several studies, inspections and surveys have been completed regarding the exterior condition of select legislative buildings. This analysis has documented a list of recommendations for the preservation of these historic Capitol Campus buildings such as exterior cleaning, water-proofing, moss removal, preservation, and stone repairs, among other specific recommendations. Due to the age, size and historical nature of these buildings, exterior work is critically needed to preserve and extend the life and value of these building structures and state assets.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

Work on these important assets will include professional cleaning, exterior preservation, and minor repairs to the stonework as needed. Cleaning the exteriors will improve the appearance and reveal areas where the sandstone needs repair. The cleaning will also preserve and extend the life and value of the building structures and state assets.

2023-25

John O'Brien

2025-27

Legislative

2027-29

Temple of Justice

2029-31

Insurance

Individual project descriptions (C2s) and project cost estimates (C100s) can be provided upon request.

The projects cannot be phased due to the interconnected scope of work, mobilization of scaffolding, and time sensitive external preservation processes.

**3. How would the request address the problem or opportunity identified in question #1?**

These projects will continue the important preservation work identified in this Legislative Building Cleaning Program by focusing resources on these select legislative buildings. Work on these important assets will include needed exterior preservation, professional cleaning and minor repairs to the stonework.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

According to evaluations, studies, and inspections conducted through the years, there are very limited alternatives, and

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:27AM

**Project Number:** 40000400

**Project Title:** Legislative Building Cleaning

**Description**

deferring maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

**5. Which clientele would be impacted by the budget request?**

The staff who occupy these buildings, Capitol Campus employees as well as regular community visitors and stakeholders will all benefit from the vital preservation of these historic buildings. The buildings are an important part of the historic West Capitol Campus and in need of timely preservation.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The project supports the:

• Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

• DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.

• 2006 Master Plan for the Capitol of the State of Washington: Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

• DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

No

**11. Is there additional information you would like decision makers to know when evaluating this request?**

Individual project descriptions (C2s) and project cost estimates (C100s) can be provided upon request.

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

# Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

## Description

### Growth Management impacts

Conforms to GMA requirements

New Facility: No

## Funding

Acct Code Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
		Prior Biennium	Current Biennium	Reapprop	New Approps
289-1 Thur Cty Capital Fac-State	7,678,000				1,970,000
<b>Total</b>	<b>7,678,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,970,000</b>

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State	1,665,000	2,043,000	2,000,000	
<b>Total</b>	<b>1,665,000</b>	<b>2,043,000</b>	<b>2,000,000</b>	<b>0</b>

## Operating Impacts

No Operating Impact

## SubProjects

SubProject 40000402

SubProject Title: O'Brien - Legislative Building Cleaning

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

## SubProjects

SubProject 40000402

SubProject Title: O'Brien - Legislative Building Cleaning

Starting Fiscal 2024

Project Class: Program

Agency Priority: 27

### Project Summary

The 19-21 Capital Budget (SHB 1102 Section 1091) established a Legislative Building Cleaning Program which provided funding solely for the exterior preservation cleaning and repair of select legislative buildings. This project will continue this important preservation work identified in this program by focusing on the John L. O'Brien Building.

## Project Description

### 1. Identify the problem or opportunity addressed. Why is the request a priority?

This project will clean and make minor repairs to the John L. O'Brien Building exterior stonework. Cleaning the exterior will improve the appearance and reveal areas where the sandstone needs repairs. While this project may not be extensive enough to address the source of all leaks, the cleaning and minor repairs will be a first step to improving the exterior condition while identifying remaining repair needs to be addressed in the future.

- Multiple factors have promoted water intrusion and caused damage to the building. Biological growth on the porous sandstone cladding leads to spalling that is costly to repair. This material, in many cases, is no longer available locally. Doing sandstone repairs is an expensive process that requires specialized masonry skills. Sealant joints have deteriorated over time creating points for water intrusion during the rainy season.
- Additionally the clay soil the building rests on does not easily drain and holds water against the building. The sandstone is a porous material that degrades if it holds water too long.
- Water entry points in the building envelope are made worse by water flowing near the building due to failing storm water systems and clay sanitary sewer lines, and water and irrigation mains (circa 1920) that need to be repaired or replaced<sup>[1]</sup>.

### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will clean the exterior sandstone of the historic John L. O'Brien building.

The estimated project timeline is seventeen months beginning August 2023.

The project cannot be phased. A freestanding scaffolding system required to work on historic buildings is costly. To clean part of the building in one phase and another in a second phase would mean the scaffolding expense would be double.

This building cleaning is independent of renovations to the O'Brien building as related to the Legislative Campus Modernization (LCM), and a necessary component of cyclical maintenance to mitigate soiling and deterioration of the historic building materials.

### 3. How would the request address the problem or opportunity identified in question #1?

Funding this project will continue work needed to preserve the exterior envelope.

This 2023-25 project will clean the sandstone and make minor repairs to the cladding. A future project will be needed to

OFM

## 179 - Department of Enterprise Services

### Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

#### SubProjects

SubProject 40000402

SubProject Title: O'Brien - Legislative Building Cleaning

complete more extensive repairs, including installing waterproofing membrane, repointing 30% of mortar joints, repairing interior finishes damaged by water leaks and improving drainage.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

- Due to the type of project, there are very limited alternatives.
- Cleaning and repairs should be done every 7-10 years to properly preserve this type of historic exterior.
- The condition of the exterior envelope was evaluated in 2006<sup>[2]</sup>. Cardwell Architects completed Project #0602 John L. O'Brien Exterior survey on June 23, 2006, making the following recommendations:
- The Wilkeson sandstone in select locations has deteriorated. Spalling and serious deterioration of sandstone beneath the large



gutter at the cornice and at the portico ceiling is most prominent.

- "Many existing repointing efforts were mortar smeared over existing deteriorating mortar without proper joint preparation." Repointing of 50% of building mortar joints is recommended. Mortar joints in the worst shape are vertical joints where pilasters meet the wall, and at window jambs and head joints.
- Krazan & Associates performed an analysis of the composition of multiple mortar types and differing mortar joint profiles used on the building and provided a recipe for mortar to be used in future work.
- Repointing was recommended for the granite stone base while noting that soil should be removed from stone and a new grade created below granite base at waterproofed concrete.
- Local site regrading may be required to achieve positive slope away from the building base
- This project is not intended to address all past recommendations, but cleaning and making minor repairs will be a first step to improve the exterior condition and to identify future repair needs.
- If no action is taken and water penetration is allowed to continue, the interior finishes are at risk of damage, and building systems are at risk of further deterioration and failure.

Water intrusion leads to continued deterioration of the historic sandstone exterior, as well. Often the extent of damage cannot be determined until biological growth is removed, making the condition more visible. If the stone is allowed to deteriorate too much, "Dutchman repairs" could be required, which means fitting new or salvaged stone into the façade stone that is damaged. That process requires specialized masonry skills and stone work. In many cases this material is no longer available locally. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing costs when repairs are eventually made.

**5. Which clientele would be impacted by the budget request?**

The occupants of the building are House and caucus staff whose work is public facing. The building is an important part of the historic West Capitol Campus and highly visible to the visiting public. This project scope will improve the public image of state government facilities.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

OFM

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

**SubProjects**

SubProject 40000402

SubProject Title: O'Brien - Legislative Building Cleaning

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the 2006 Master Plan for the Capitol of the State of Washington, specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...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." (SHB 1995, Chapter 330, Laws of 2005)

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

**8. For IT-related costs:**

N/A

9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*

N/A

10. *How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.*

N/A

11. *Is there additional information you would like decision makers to know when evaluating this request?*

No

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

**SubProjects**

SubProject 40000402

SubProject Title: O'Brien - Legislative Building Cleaning



· A Historic Structure Report, completed in 2001 by Artifacts Architectural Consulting following the Nisqually earthquake presents the building's character defining features and historic significance to the State of Washington. Preserving and maintaining building material integrity is critical to sustaining historic significance along with overall health and safety of the asset.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This project will clean the exterior stone cladding and complete minor repairs. Repairs to the windows, drainage system, seals, tuck pointing of architectural stone elements to maintain a water-tight structure will be a future project. This project will be done in keeping with [Secretary of the Interior Standards for Preservation](#)[1]. Cleaning the exterior will improve the appearance and reveal areas where the sandstone needs further repair. The cleaning will also preserve and extend the life and value of the building structure and improve the public image of state government facilities.

This project will be completed during the 2025-2027 biennium.

The project cannot be phased due to the interconnected scope of work, mobilization of scaffolding, and time sensitive external preservation processes.

**3. How would the request address the problem or opportunity identified in question #1?**

This project will continue work needed to preserve the building's exterior envelope. Proper removal of moss or mold and

OFM

**179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium**

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

**SubProjects**

SubProject 40000401

SubProject Title: Leg - Legislative Building Cleaning

minor stone repairs will improve the condition of the exterior sandstone and reveal if there are areas that need more extensive future repairs.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the specialty nature of the masonry cleaning and repairs, there are very limited alternatives, and deferred maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

**5. Which clientele would be impacted by the budget request?**

The occupants of the Legislative Building include the House of Representative, Senate, and the Offices of the Governor, Lt. Governor, Secretary of State, Treasurer, and related support offices.

Scheduling will aim to minimize impact to all tenants and clientele wherever possible throughout the duration of the project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

This project supports the Governor's Results Washington Goal #5 Efficient, effective and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
  - DES Facility Management strategies of:
    - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
    - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
    - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
    - o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.
- DES expects that the implementation of this project will help improve agency performance by improving the appearance of the exterior of the building and customer satisfaction by beginning the restoration work of the exterior envelope.

**8. For IT-related costs:**

**OFM**

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:27AM

**Project Number:** 40000400

**Project Title:** Legislative Building Cleaning

**SubProjects**

**SubProject** 40000401

**SubProject Title:** Leg - Legislative Building Cleaning

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

N/A

**11. Is there additional information you would like decision makers to know when evaluating this request?**

The following studies, reports and analysis support this request:

- Historic Structure Report, August 2001, prepared by Artifacts Architectural Consulting

**Location**

**City:** Olympia

**County:** Thurston

**Legislative District:** 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct</u>		<u>Estimated</u>	<u>Prior</u>	<u>Current</u>		<u>New</u>
<u>Cod</u>	<u>Account Title</u>	<u>Total</u>	<u>Biennium</u>	<u>Biennium</u>	<u>Reapprop</u>	<u>Approps</u>
289-1	Thur Cty Capital Fac-State	1,665,000				
	<b>Total</b>	<b>1,665,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
289-1	Thur Cty Capital Fac-State	1,665,000				
	<b>Total</b>	<b>1,665,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

**SubProjects**

SubProject 40000401  
SubProject Title: Leg - Legislative Building Cleaning

No Operating Impact

SubProject 40000403  
SubProject Title: TOJ - Legislative Building Cleaning

**OFM** **179 - Department of Enterprise Services**  
**Capital Project Request**  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

**SubProjects**

SubProject 40000403  
SubProject Title: TOJ - Legislative Building Cleaning

Starting Fiscal 2028  
Project Class: Program  
Agency Priority: 27

## Project Summary

The 19-21 Capital Budget (SHB 1102 Section 1091) established a Legislative Building Cleaning Program which provided funding solely for the exterior preservation cleaning and repair of select legislative buildings. This project will continue this important preservation work identified in this program by focusing on the Temple of Justice.

## Project Description

### 1. *Identify the problem or opportunity addressed. Why is the request a priority?*

Temple of Justice Building is experiencing water penetrating behind the exterior stone and into interior surfaces. These leaks have damaged the historic window frames and sills and will continue to deteriorate building interior and exterior finishes until cleaning and repairs are completed. Postponing the work will exacerbate damage and costs. Important details of the recommended preservation work include:

- Multiple factors have promoted water intrusion that causes damage to the building. When the sandstone is not cleaned at regular intervals, moss grows on the exterior and damages the underlying stone. Sandstone repairs require specialized masonry skills and, at times, replacement materials that are not readily available. Gaps in the mortar sealant joints occur over time creating points for water intrusion during the rainy season.

- An exterior window survey<sup>[1]</sup> completed in 2007 revealed warped sashes, gaps between sash and interior wood frames, inoperable sash rods, missing hardware, and repeated water penetration on the main floor. The Historic Structure Report completed in 2013 listed condition issues and prioritization for repairs.<sup>[2]</sup> Top priority were items recommended for the preservation of the building's character defining features. This included: stone blistering and delamination, incompatible repair of sandstone at cornice, copper staining below exterior light fixtures, corrosion at window jambs and bronze frames, corrosion of bronze entry doors, checking/splitting of interior wood door leading to stairway, finish failure at window sills from exposure to moisture, and moisture damage to basement plaster.

### 2. *What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will clean the exterior stone cladding and complete minor repairs. Repairs to the windows, drainage system, seals, tuck pointing of architectural stone elements to maintain a water-tight structure will be a future project.

This project will be done in keeping with Secretary of the Interior Standards for Preservation<sup>[3]</sup>. Cleaning the exterior will improve the appearance and reveal areas where the sandstone needs further repair. The cleaning will also preserve and extend the life and value of the building structure and improve the public image of state government facilities.

Design work is planned from August 2027 through May 2028, followed by construction from July through December 2028.

The project cannot be phased. A freestanding scaffolding system required to work on historic buildings is costly. To clean part of the building in one phase and another in a second phase would mean the scaffolding expense would be double.

### 3. *How would the request address the problem or opportunity identified in question #1?*

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

## SubProjects

SubProject 40000403

SubProject Title: TOJ - Legislative Building Cleaning

This project will continue work needed to preserve the building's exterior envelope. Removal of moss or mold at the cornice and minor stone repairs will improve the condition of the exterior sandstone and reveal if there are areas that need more extensive future repairs.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

According to evaluations of the Temple of Justice Building there are very limited alternatives, and deferred maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

**5. Which clientele would be impacted by the budget request?**

The occupants of the building are the Supreme Court, its library, and offices of Supreme Court justices and their staff. The Temple of Justice was the first building of the capitol group to have been constructed, with completion in 1919-20. It has an important historical presence for the public and the state.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation.

This project supports the Governor's Results Washington Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case for the Supreme Court.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

- DES Facility Management strategies of:

- o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- o security and safety improvements on the Capitol Campus in accordance with the Security Study;

- o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

- o and aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by improving the appearance of the exterior of the building and customer satisfaction by beginning the restoration work of the exterior envelope.

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:27AM

**Project Number:** 40000400

**Project Title:** Legislative Building Cleaning

**SubProjects**

**SubProject** 40000403

**SubProject Title:** TOJ - Legislative Building Cleaning

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A



10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

N/A

11. Is there additional information you would like decision makers to know when evaluating this request?

The following studies, reports and analysis support this request:

- Historic Structure Report, August 2013, prepared by Architectural Resources Group, Section 3.2 Condition Issues, pages 55-63.
- Exterior Window Survey, Project No. 2003-006, June 2007, Stephen Massini/Consulting Architect and Patricia Leavengood/Art Conservation Services

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

New Facility: No

**Funding**

Acct Cod	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	2,043,000				
	<b>Total</b>	<b>2,043,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**OFM**

**179 - Department of Enterprise Services**

**Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

**SubProjects**

SubProject 40000403

SubProject Title: TOJ - Legislative Building Cleaning

	Future Fiscal Periods			
	2025-27	2027-29	2029-31	2031-33
289-1 Thur Cty Capital Fac-State		2,043,000		
<b>Total</b>	<b>0</b>	<b>2,043,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

SubProject 40000404  
SubProject Title: Insurance - Legislative Building Cleaning

OFM 179 - Department of Enterprise Services  
Capital Project Request  
2023-25 Biennium  
\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002  
Date Run: 9/16/2022 11:27AM

Project Number: 40000400  
Project Title: Legislative Building Cleaning

### SubProjects

SubProject 40000404  
SubProject Title: Insurance - Legislative Building Cleaning

Starting Fiscal 2030  
Project Class: Program  
Agency Priority: 27

#### Project Summary

The 19-21 Capital Budget (SHB 1102 Section 1091) established a Legislative Building Cleaning Program which provided funding solely for the exterior preservation cleaning and repair of select legislative buildings. This project will continue this important preservation work identified in this program by focusing on the historic Insurance Building.

#### Project Description

##### 1. Identify the problem or opportunity addressed. Why is the request a priority?

The Insurance Building is an important historic structure and original feature of the west campus design. Consistent water infiltration continues to deteriorate exterior sandstone surfaces and encourage the growth of moss, molds, and other organic growth that will diminish the health and safety of the building. A thorough and proper cleaning of all exterior surfaces, along with necessary repointing and water sealing is required to preserve and maintain the use and function of this irreplaceable historic asset.

Postponing the work will exacerbate damage and overall costs. Details of the recommended preservation work include:

- Multiple factors have promoted water intrusion that causes damage to the building. When the sandstone is not cleaned at regular intervals, moss grows on the exterior and damages the underlying stone. Sandstone repairs require specialized masonry skills and, at times, replacement materials that are not readily available. Gaps in the mortar sealant joints occur over time creating water intrusion.

- A Historic Structure Report, completed in 2006 by Artifacts Architectural Consulting identifies the building's character defining features and historic significance to the State of Washington. Preserving and maintaining building material integrity is critical to sustaining historic significance along with overall health and safety of the asset.

##### 2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.

This project will clean the exterior stone cladding and complete minor repairs, and will be performed in keeping with Secretary of the Interior Standards for Preservation[1]. Cleaning the exterior will improve the appearance and reveal areas where the sandstone needs further repair. The cleaning will also preserve and extend the life and value of the building structure and improve the public image of state government facilities.

This project will be completed during the 2029-2031 biennium.

The project cannot be phased due to the interconnected scope of work, mobilization of scaffolding, and time sensitive external preservation processes.

##### 3. How would the request address the problem or opportunity identified in question #1?

This project will continue work needed to preserve the building's exterior envelope. Proper removal of moss or mold and minor stone repairs will improve the condition of the exterior sandstone and reveal if there are areas that need more extensive future repairs.

## Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

## SubProjects

SubProject 40000404

SubProject Title: Insurance - Legislative Building Cleaning

**4. What alternatives were explored? Why was the recommended alternative chosen?**

Due to the specialty nature of the masonry cleaning and repairs, there are very limited alternatives, and deferred maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

**5. Which clientele would be impacted by the budget request?**

The occupants of the Insurance Building include the Office of Financial Management, the State Auditor's office, and related support offices.

Scheduling will aim to minimize impact to all tenants and clientele wherever possible throughout the duration of the project.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

- DES Facility Management strategies of:

- o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- o security and safety improvements on the Capitol Campus in accordance with the Security Study;

- o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

- o and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by improving the appearance of the exterior of the building and customer satisfaction by beginning the restoration work of the exterior envelope.

**8. For IT-related costs:**

N/A

# Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:27AM

Project Number: 40000400

Project Title: Legislative Building Cleaning

## SubProjects

SubProject 40000404

SubProject Title: Insurance - Legislative Building Cleaning

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.  
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.  
NA

11. Is there additional information you would like decision makers to know when evaluating this request?

The following studies, reports and analysis support this request:

- Insurance Building, Historic Structure Report, August 2006, prepared by Artifacts Architectural Consulting

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

Remodel/Renovate/Modernize (Major Projects)

### Growth Management impacts

Conforms to GMA requirements

New Facility: No

### Funding

Funding		Expenditures			2023-25 Fiscal Period	
Acct Cod	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprop	New Approps
289-1	Thur Cty Capital Fac-State	2,000,000				
	<b>Total</b>	<b>2,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		Future Fiscal Periods				
		2025-27	2027-29	2029-31	2031-33	
289-1	Thur Cty Capital Fac-State			2,000,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>2,000,000</b>	<b>0</b>	

### Operating Impacts

OFM

179 - Department of Enterprise Services

Capital Project Request

2023-25 Biennium

\*

Project Number: 40000400

Project Title: Legislative Building Cleaning

### SubProjects

SubProject 40000404

SubProject Title: Insurance - Legislative Building Cleaning

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000400	40000400
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:31AM

Project Number: 40000351

Project Title: Heritage Park - Preservation &amp; Improvements

## Description

Starting Fiscal 2028  
 Project Class: Preservation  
 Agency Priority: 45

## Project Summary

Heritage Park's continued development will unfold in phases over three biennia. The improvements will follow a master-planning effort scheduled for the 27-29 biennium, intended to refresh and update the park's original planning.

## Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

Heritage Park remains unfinished over 20 years after its groundbreaking in April 1998.

Following official groundbreaking, the State completed foundational capital improvements for the North Capitol Campus to create the base physical layout of Heritage Park. However, the intended features that convey the heritage of our state, create a distinct sense of place, and support lively and diverse uses, are missing. These features include:

- Arc of Statehood – additional work is necessary to complete the Western Washington Inlet and the planned Eastern Washington Butte.
- Capitol Amphitheater - This amphitheater would be located near where Lake fair is conducted (corner of 7th Avenue and Water Street).
- Children's Play Area – This play area would be where the current restrooms and Parks Operations and Maintenance room is located.
- Olympic Green – This would be located near the corner of Water Street and 5th Avenue.

Heritage Park remains a nice but undistinctive park, falling short of goals the State embraced at groundbreaking in 1998.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

The 1991 Master Plan for the Capitol of the State of Washington envisioned a cohesive and elegant northward-extending park space connecting the Capitol Campus to the City of Olympia and to Puget Sound. However, that design vision called for more than simply a public green space.

The State's Heritage Park is intended to "symbolically connect the people of Washington to their state government and their common heritage." (Heritage Park Predesign, 1994). From the very start, the park was envisioned to feature "interpretive displays and other elements that celebrate the state's culture, history, and environment".

The Heritage Park Preservation and Improvements Project is intended to design and construct the "missing features" identified in the master plans as well as enhance the existing park features, such as the pathways and amenities.

This project is intended to form a cohesive foundational package for advancing Heritage Park and its environs as a tourist destination and an integral part of the State Capitol Campus. The proposed improvements respond to community expectations and directly support program development by providing visitors amenities at Heritage Park.

The project will preserve and enhance the park as well as add the missing features described above. This will require more resources to manage and maintain the Park.

This project is a priority because left unfinished, the State's investment is under-served, and the park does not meet its potential. It is not recognizable as a part of the Capitol Campus. It fails to connect over 500,000 visitors to the Capitol Campus to their shared heritage or showcase that heritage to visitors from beyond our state as the Park was intended to do.

The following is a general development plan subject to adjustment in the 27-29 planning process and subsequent funding requests: 27-29 Biennium:

- A detailed planning effort in the 27-29 biennium will refresh the park's 25-year old Master Plan and lay out a logical sequence and priorities for Park completion when the Capitol Lake-Deschutes Estuary Environmental Impact Statement

**179 - Department of Enterprise Services**  
**Capital Project Request**  
**2023-25 Biennium**

\*

**Version:** 1B DES 23-25 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 9/16/2022 11:31AM

**Project Number:** 40000351

**Project Title:** Heritage Park - Preservation & Improvements

## Description

(EIS) is completed and design in underway on the preferred alternative for long-term management of the waterbody.

- Coordination with the City of Olympia in determining how to incorporate Sea Level Rise Mitigation Strategies into the Heritage Park Plan.

### 29-31 Biennium:

- Design and construct new public restrooms on 7th Avenue to replace old restrooms on Water Street. Existing restrooms are substandard.
- Design and construct pedestrian and bicycle pathways, associated amenities, and landscaping.
- Install additional security cameras around the Park.
- Plan and construct the Eastern Washington Butte (concepts were presented and discussed in the 17-19 biennium).

### 31-33 Biennium:

- Design and construct the Olympic Green a formal, rectangular and open event space designed on a civic scale not unlike the National Mall, following the axis from the City's Heritage Park Fountain toward the Capitol dome.
  - Design and construct the Lawn Amphitheater, to accommodate outdoor performances and gatherings.
  - Evaluate the need to design and construct the "Children's Playground". City currently has a water park across 5th Avenue that embodies the concept of a children's playground. Update the plans accordingly.
- Heritage Park will be included in the focus of a number of initiatives in the next few biennia, including the results of the Capitol Lake EIS and further actions to mitigate sea level rise impacts on the park and downtown Olympia. It is critical to begin the planning process to accommodate these initiatives.

### **3. How would the request address the problem or opportunity identified in question #1?**

The 1991 Master Plan for the State Capitol envisioned a cohesive and elegant northward-extending park space connecting the Capitol Campus to the City of Olympia and to Puget Sound. However, that design vision called for more than simply a public green space. The 2006 Capitol Master Plan specifically identified the importance of the parks-Heritage, Marathon and the Interpretative Center to the Capitol Campus.

The State's Heritage Park is intended to "*symbolically connect the people of Washington to their state government and their common heritage.*" (Heritage Park Pre-design, 1993) From the very start, the park was envisioned to feature "*interpretive displays and other elements that celebrate the state's culture, history, and environment*" (Ibid).

This project is intended to form a cohesive foundational package for advancing Heritage Park and its environs as a tourist destination and an integral part of the State Capitol Campus. The proposed improvements respond to community expectations and directly support program development by providing visitor services foundational amenities at Heritage Park.

### **4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action - Left unfinished, the State's investment is under-served, and the park fails to meet its potential. It is not recognizable as a part of the Capitol Campus. It fails to connect our citizens to their shared heritage or showcase that heritage to visitors from beyond our state.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:31AM

Project Number: 40000351

Project Title: Heritage Park - Preservation &amp; Improvements

**Description**

Heritage Park will never achieve its envisioned potential for statewide public benefit or fully exploit its educational and recreational value, despite the significant statewide cost to develop it. Heritage Park will function as a disconnected open space rather than a part of Capitol Campus, lacking a coherent theme(s), content, and basic amenities and infrastructure to support visitors. Heritage Park will fail to generate tourism, increase cultural and recreational opportunities for the public or rise to any significant level of cultural, symbolic or aesthetic importance.

Heritage Park remains a nice but undistinctive park, falling short of goals the State embraced at groundbreaking in 1998 and reaffirmed with successive funding and investment.

Incremental Improvements – This is the preferred alternative in that with the uncertainty of the results of the Capitol Lake EIS and decisions flowing from that, it is appropriate to develop and implement a phased approach to the development of Heritage Park embodying flexibility.

Complete development as quickly as possible – This approach does not take into account the impacts of potential decisions based on the results of the EIS. More clarity will evolve as that project moves into its design and permitting phase.

**5. Which clientele would be impacted by the budget request?**

The Capitol Campus receives over 500,000 visitors each year, many of whom also visit our parks. Many more West Campus visitors, as well as other tourists to Olympia could be expected to visit Heritage Park in the future if it offered the attractions of a true extension of the Capitol Campus, with heritage and interpretive features. In addition, the Park would be used more frequently by the local community.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This request works to implement the vision first described in the 1991 Master Plan for the Capitol of the State of Washington, and subsequent Master Plan updates. (The 2006 Capitol Master Plan specifically identified the importance of the parks-Heritage, Marathon and the Interpretative Center to the Capitol Campus). These in turn are derived from design concepts illustrated by the original State Capitol architects in 1911 and the 1928 Olmstead landscape plan.

The project supports the Governor's Strategic Framework goals: Prosperous Economy through increased tourism; Sustainable Energy and a Clean Environment and for Healthy and Safe Communities, by providing a world-class park facility and outdoor recreational resource.

The project supports agency strategic direction in its support for a vision of "enabling government to best serve the people of Washington," and delivering excellence, with cost-effective and integrated solutions.

**8. For IT-related costs:**

N/A

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including**



**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:31AM

Project Number: 40000351

Project Title: Heritage Park - Preservation & Improvements

**Description**

*expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*  
 N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**  
 NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

This project is linked to the 721 Columbia Street Building Demolition Project. 721 Columbia Street Building is part of Heritage Park. This site has been identified as a potential site to relocate the current DES Grounds staff and WSP daily operations from the back side of the Heritage Park Restrooms Building should the restroom building be redeveloped or to separate the daily park operations from public restrooms and visitor park amenities. The initial planning effort in this project will further explore these options.

References:

*State Capitol Heritage Park: Concept Feasibility Study*, Jones and Jones, 1986.

*Heritage Park Implementation Strategy*, Jones and Jones, 1988.

*Heritage Park: The Capitol Green-A Celebration of Washington's Heritage: Final Predesign Study*. Portico Group and SWA Group, 1994.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms to GMA requirements

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	11,642,000				
	<b>Total</b>	<b>11,642,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	
057-1	State Bldg Constr-State		3,729,000	7,913,000		
	<b>Total</b>	<b>0</b>	<b>3,729,000</b>	<b>7,913,000</b>	<b>0</b>	

Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:31AM

Project Number: 40000351

Project Title: Heritage Park - Preservation & Improvements

**Funding**

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000351	40000351
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 179 - Department of Enterprise Services

## Capital Project Request

2023-25 Biennium

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Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:33AM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

### Description

Starting Fiscal: 2028  
 Project Class: Program  
 Agency Priority: 46

#### Project Summary

This project will install a (Class A) reclaimed water main to the Capitol Campus for irrigation, and incrementally converting irrigation and other non-potable uses to abundant reclaimed sources. This is a good neighbor project and reduces the Capitol Campus use of potable water allowing water to be reallocated to others served by LOTT.

#### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority?**

The Capitol Campus contains approximately 486 acres and over 4.2 million square feet of state-owned facilities and utilizes approx. 420,000 gallons of potable water each year for irrigation. Fresh, clean, potable water is currently used for a variety of functions throughout the campus, except for the park lands around Capitol Lake which use reclaimed water for non-potable functions. Bringing reclaimed water to the Capitol Campus will provide a 30 percent reduction to the cost of water for irrigation, power washing, and toilet flushing. (Based on the Interagency Agreement with the City of Olympia, using reclaimed water provides 30% credit per gallon for reclaimed water use). This opportunity can be seized by extending supply lines over three biennia and completing plumbing upgrades in campus buildings.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request.**

This request is for the 27-29 Biennium. Additional funding will be needed for future work to continue and be completed within three biennia:

27-29 Biennium – Extend supply lines from 7th and Columbia to Sylvester Park and the Old Capitol Building. Make connections and any necessary upgrades.

29-31 Biennium - Extend supply lines from 7th and Columbia to West Campus. Make connections and any necessary upgrades.

31-33 Biennium - Extend supply lines from West Campus to East Campus. Make connections and any necessary upgrades, including connection to the dual-plumbed Transportation Building.

**3. How would the request address the problem or opportunity identified in question #1?**

Bringing abundant reclaimed water to the Capitol Campus for irrigation is an opportunity for significant operational savings and environmental leadership. In addition to the irrigation demands, water is also used on West Campus to supply the Tivoli Fountain. It is possible that the fountain could also be supplied by reclaimed water. Also referenced in the Capitol Campus Reclaimed Water Assessment, Gray and Osborne, 2015 are opportunities and benefits to bringing reclaimed water to the Campus.

**4. What alternatives were explored? Why was the recommended alternative chosen?**

No Action--Not taking action, or deferment of this project, prevents a 30 percent savings on irrigation, as well as the opportunity to demonstrate responsible stewardship of finite resources.

**179 - Department of Enterprise Services  
Capital Project Request**

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:33AM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

**Description**

**Phased Reclaimed Water Line (Preferred Approach)** - A phased approach over three biennia, as outlined earlier is the preferred approach.

Reduction in Scope – Reducing the number of supply lines to be constructed. For example, not constructing the line to Sylvester Park and Old Capitol Building.

**5. Which clientele would be impacted by the budget request?**

All campus users are affected by this multi-biennium project, as are the City of Olympia and the LOTT Clean Water Alliance. Currently the Transportation Building boasts dual plumbing in anticipation of reclaimed water for non-potable uses. This project would allow the state to take advantage of that prior investment.

**6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

This project relies upon the appropriation of state resources. Non-state funding is likely through partnership with the LOTT Alliance and the City of Olympia. The extension of reclaimed water to Heritage Park was achieved through shared costs and partnership with LOTT and City of Olympia. The extension of service to the campus can serve as a stepping stone to additional downstream customers.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the Governor's Results Washington goals:

- Goal #3 Sustainable energy & a clean environment by reducing water consumption.

This project supports DES' goals and policies by:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
  - Aligning with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.
- DES expects that the implementation of this project will help improve agency performance by reducing the cost of water consumption on campus.

**8. For IT-related costs:**

No.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

N/A

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

OFM

179 - Department of Enterprise Services  
Capital Project Request

2023-25 Biennium

\*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:33AM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

**Description**

NA

**11. Is there additional information you would like decision makers to know when evaluating this request?**

There will be some design and coordination planning with the following projects:

1. West Campus Irrigation System Replacement (subproject of 30000809)

The irrigation system on West Campus is based on old, cast iron irrigation piping that would need to be replaced prior to converting the system to reclaimed water.

2. East Campus Irrigation System Replacement (subproject of 30000809)

Some additional modifications would be necessary to the East Campus irrigation system to fully utilize reclaimed water.

The following studies, reports and analysis support this request:

- *Implementation of Reclaimed Water Use: 2007 Report to the Governor and State Legislature*. Department of General Administration, 2007.
- *Capitol Campus Reclaimed Water Assessment*. Gray and Osborne, 2015.

**Location**

City: Olympia

County: Thurston

Legislative District: 022

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

Conforms with GMA requirements

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Approvals
057-1	State Bldg Constr-State	6,969,000				
	<b>Total</b>	<b>6,969,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

OFM

Future Fiscal Periods  
2025-27      2027-29      2029-31      2031-33  
**179 - Department of Enterprise Services**  
**Capital Project Request**  
 2023-25 Biennium  
 \*

Version: 1B DES 23-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/16/2022 11:33AM

Project Number: 40000352

Project Title: Campus - Extend Reclaimed Water

**Funding**

	Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State		6,969,000		
<b>Total</b>	<b>0</b>	<b>6,969,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	179	179
Version	1B-A	1B-A
Project Classification	*	All Project Classifications
Capital Project Number	40000352	40000352
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	Y	Y
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**Tab D – Grant and Loan Programs**

No Projects

## **Tab E – Program Arrays, References and Executive Summaries**

### **Appendix A: 23 – 33 Ten Year Plan Program Arrays:**

- Minor Works – Preservation
- Minor Works – Program
- Elevator Modernization
- Underground Utilities
- Security Improvements
- Security Enhancements

### **Appendix B: References and Executive Summaries**

- Capitol Campus Combined Heat and Power. MCU. 2016
- Capitol Campus Utility Renewal Plan. Reid Middleton. 2017
- DES Elevator Modernization Condition Assessments. Stemper. 2020
- Generator System Survey for Capitol Campus & Tumwater Facilities. Hultz-BHU. 2013
- Master Plan for the Capitol of the State of Washington. GA. 2006
- Modular Building Assessment and Critical Repairs Report. EHM. 2016
- Next Century Capitol Campus Predesign Report. Meng. 2020
- OB2 Access and Circulation Improvements Predesign. Miller-Hull. 1997
- OB2 Seismic Study and Cost Reevaluation. Miller-Hull. 2006
- State Capitol Development Study. Schacht Aslani – Mithun. 2017
- The Master Plan for the Capitol of the State of Washington. GA. 1991
- West Capitol Campus Drainage Master Plan. Reid Middleton – Mithun & Arbutus Design. 2015
- West Capitol Campus Historic Landscape Preservation Master Plan. GA. 2009
- West Capitol Campus Maintenance Facility Schematic Design Report. DES. 2018



# Department of Enterprise Services

## 23-33 Preservation Minor Works

Priority	Project Title (2023-33)	23-25	25-27	27-29	29-31	31-33	23-33 Total
1	CBPS - HLB - HVAC Recommissioning Project	\$ 500,000					\$ 500,000
2	Leg - Basement Water Infiltration	\$ 500,000					\$ 500,000
3	Capitol Way Pedestrian Bridge - Repair	\$ 229,000					\$ 229,000
4	Powerhouse - Replace Sewer Main	\$ 215,000					\$ 215,000
5	Cherberg-O'Brien - Replacement of Failed Underground Storage Tank Monitor	\$ 150,000					\$ 150,000
6	Dolliver - Replace Loading Dock Roof	\$ 100,000					\$ 100,000
7	Dolliver - Roof Fall Protection Upgrades	\$ 100,000					\$ 100,000
8	HLB-Plaza Garage - Replace Failed Tunnel Skylight	\$ 97,000					\$ 97,000
9	Archives - Investigate and Repair Sewer Lines	\$ 250,000	\$ 720,000				\$ 970,000
10	NRB - Computer Room Conversion	\$ 546,000					\$ 546,000
11	Insurance - Foundation and Roof Drain Replacement		\$ 823,000				\$ 823,000
12	Jefferson and Maple Park - Irrigation Main Replacement		\$ 478,000				\$ 478,000
13	Mansion - Driveway and Walkway Repairs		\$ 391,000				\$ 391,000
14	CBPS - NRB - Replace Chillers		\$ 300,000				\$ 300,000
15	Kelso - Restroom Remodel		\$ 270,000				\$ 270,000
16	ProArts - Replace Roof		\$ 260,000				\$ 260,000
17	Leg - UV Security Film on Windows		\$ 250,000				\$ 250,000
18	HLB - Reinforce Concrete Columns		\$ 200,000				\$ 200,000
19	14th and Capitol Way - Irrigation Main Replacement		\$ 193,000				\$ 193,000
20	State Farm - Replace Roof		\$ 135,000				\$ 135,000
21	HLB - Domestic Water System Upgrades		\$ 100,000				\$ 100,000
22	OB2 - Fall Protection Upgrades		\$ 100,000				\$ 100,000
23	South Diagonal - Sidewalk Repair and Improvement		\$ 94,000				\$ 94,000
24	Perry Street - Playground Permanent Shade Cover		\$ 75,000				\$ 75,000
25	Leg - Skylight Repair		\$ 50,000				\$ 50,000
26	Percival Cove - Bridge Road Guard Replacements		\$ 25,000				\$ 25,000
27	Yakima - Upgrade Fire-Life-Safety System			\$ 924,000			\$ 924,000
28	CBPS - Yakima - Replace Windows			\$ 810,000			\$ 810,000
29	NRB - Mill Work (Cabinetry and Interior Finishes)			\$ 750,000			\$ 750,000
30	CBPS - Kelso - Replace Windows, Storefronts, and Doors			\$ 545,000			\$ 545,000
31	Columbia - Structural Repairs			\$ 500,000			\$ 500,000
32	CBPS - OB2 - Replace Chillers			\$ 300,000			\$ 300,000
33	CBPS - Kelso - LED Lighting Upgrade			\$ 125,000			\$ 125,000
34	Cherberg - Sewer Service Replacement			\$ 105,000			\$ 105,000
35	ProArts - HVAC repair			\$ 100,000			\$ 100,000
36	Powerhouse - Install New Water Main and Hydrant				\$ 983,000		\$ 983,000
37	Campus - Upgrade Electrical Vault Lids				\$ 888,000		\$ 888,000
38	NRB - Exterior Cleaning				\$ 700,000		\$ 700,000
39	Leg - Primary Circuit Selectivity				\$ 635,000		\$ 635,000
40	CBPS - HLB - LED Install				\$ 497,000		\$ 497,000
41	Campus - Exterior Furnishings and Improvements				\$ 465,000		\$ 465,000
42	NRB - Repair Roofing				\$ 350,000		\$ 350,000
43	CBPS - Transportation - Replace Chillers				\$ 300,000		\$ 300,000
44	Transportation - Mill Work - Break Rooms, Coffee Bars, and Copy Rooms				\$ 202,000		\$ 202,000
45	NRB - Storm Line Replacement				\$ 146,000		\$ 146,000
46	Powerhouse - Medium Voltage (MV) Cable Modification				\$ 141,000		\$ 141,000
47	OB2 - Storm Line Replacement				\$ 128,000		\$ 128,000

48	NRB - Water Infiltration					\$ 250,000	\$ 250,000
49	CBPS - OB2 - HVAC Recommissioning Project					\$ 675,000	\$ 675,000
50	OB2 - Service Level - Former Data Center Conversion					\$ 25,000	\$ 25,000
51	OB2-DOT - Clean Exterior					\$ 950,000	\$ 950,000
52	CBPS - Old Cap - HVAC					\$ 895,000	\$ 895,000
53	GA - Install Primary Electrical Circuit Selectivity					\$ 621,000	\$ 621,000
54	Du Pen Fountain - Rehabilitation					\$ 167,000	\$ 167,000
55	ESD - Mill Work - Number All Doors					\$ 75,000	\$ 75,000
56	OB2 - Mill Work					\$ 250,000	\$ 250,000
		\$ 2,687,000	\$ 4,464,000	\$ 4,159,000	\$ 5,435,000	\$ 3,908,000	\$ 20,653,000

# Department of Enterprise Services

## 23-33 Program Minor Works

Priority	Project Title	FY23-25	FY25-27	FY27-29	FY29-31	FY31-33	23-33 Total
1	CBPS - Campus - Post-Pandemic Programming Study	\$ 455,000					\$ 455,000
2	Campus - Signage and Wayfinding	\$ 162,000					\$ 162,000
3	Leg - Exterior Safety Railings	\$ 133,000					\$ 133,000
4	TOJ - Exterior Safety Railings	\$ 41,000					\$ 41,000
5	Campus - Replacement of Visitor Restrooms	\$ 300,000					\$ 300,000
6	ProArts - Redevelopment	\$ 741,000					\$ 741,000
7	State Farm - Redevelopment	\$ 64,000					\$ 64,000
8	CBPS - OB2 - Solar Installation			\$ 991,000			\$ 991,000
9	CBPS - NRB - Install Solar				\$ 997,000		\$ 997,000
10	CBPS - HLB - Solar Installation					\$ 994,000	\$ 994,000
11	120 Union - Demolition					\$ 639,000	\$ 639,000
12	721 Columbia - Demolition					\$ 694,000	\$ 694,000
		\$ 1,896,000	\$ -	\$ 991,000	\$ 997,000	\$ 2,327,000	\$ 6,211,000

# Department of Enterprise Services

## 23-33 Elevator Modernization Program

Priority	Project Title	FY23-25	FY25-27	FY27-29	FY29-31	FY31-33	23-33 Total
1	Plaza Garage - Elevator No. 4	\$ 1,417,000					\$ 1,417,000
2	TOJ - Elevator No.1	\$ 886,000					\$ 886,000
3	NRB - Elevators No. 6 and 7	\$ 3,028,000					\$ 3,028,000
4	Old Cap - Elevator No. 1 and 2	\$ 3,379,000					\$ 3,379,000
5	Leg - Elevator No. 2		\$ 2,712,000				\$ 2,712,000
6	Leg - Elevator No. 1		\$ 2,706,000				\$ 2,706,000
7	Cherberg - Elevator No. 2		\$ 1,854,000				\$ 1,854,000
8	Cherberg - Elevator No. 1		\$ 1,850,000				\$ 1,850,000
9	NRB - Elevator No. 5		\$ 1,207,000				\$ 1,207,000
10	Plaza Garage - Elevator No. 2		\$ 954,000				\$ 954,000
11	Cherberg - Elevator No. 3		\$ 933,000				\$ 933,000
12	Cap Court - Elevator No. 2		\$ 930,000				\$ 930,000
13	Washington - Elevator No. 1		\$ 707,000				\$ 707,000
14	OB2 - Elevator No. 1, 2, and 3			\$ 6,747,000			\$ 6,747,000
15	Transportation - Elevator No. 2, 3, and 4			\$ 5,319,000			\$ 5,319,000
16	Transportation - Elevator No. 1			\$ 1,263,000			\$ 1,263,000
17	OB2 - Elevator No. 4			\$ 1,131,000			\$ 1,131,000
18	Plaza Garage - Elevator No. 3			\$ 987,000			\$ 987,000
19	Insurance - Elevator No. 1			\$ 932,000			\$ 932,000
20	Yakima - Elevator No. 1			\$ 890,000			\$ 890,000
21	Yakima - Elevator No. 2			\$ 858,000			\$ 858,000
22	NRB - Elevator No. 1, 2, 3 and 4				\$ 14,891,000		\$ 14,891,000
23	Leg - Elevator No. 3				\$ 3,092,000		\$ 3,092,000
24	Leg - Elevator No. 4				\$ 3,092,000		\$ 3,092,000
25	OB2 - Elevator No. 5				\$ 1,045,000		\$ 1,045,000
26	OB2 - Elevator No. 6				\$ 830,000		\$ 830,000
27	Dolliver - Elevator No. 1					\$ 892,000	\$ 892,000
28	HLB - Elevator No. 4					\$ 2,167,000	\$ 2,167,000
29	HLB - Elevator No. 1, 2 and 3					\$ 11,135,000	\$ 11,135,000
30	Leg - Elevator No. 6					\$ 2,229,000	\$ 2,229,000
31	Leg - Elevator No. 5					\$ 2,229,000	\$ 2,229,000
32	O'Brien - Elevator No. 1					\$ 1,597,000	\$ 1,597,000
		\$ 8,710,000	\$ 13,853,000	\$ 18,127,000	\$ 22,950,000	\$ 20,249,000	\$ 83,889,000

# Department of Enterprise Services

## 23-33 Capitol Campus Underground Utility Repairs

Priority	Project Title	FY23-25	FY25-27	FY27-29	FY29-31	FY31-33	23-33 Total
1	Leg - South Parking Lot Utilities & Drainage Improvements	\$ 4,252,000					\$ 4,252,000
2	Campus - Primary Electrical & Communications Circuit Improvements	\$ 1,358,000					\$ 1,358,000
3	Campus - Washington Street Drainage and Utilities Repairs		\$ 2,327,000				\$ 2,327,000
4	West Campus - Fire Water Flow Study and Improvements		\$ 1,225,000				\$ 1,225,000
5	West Campus - Irrigation System Replacement			\$ 4,896,000			\$ 4,896,000
6	Plaza Garage - Electrical System Upgrade			\$ 2,448,000			\$ 2,448,000
7	Cherry Lane - Drainage and Utility Improvements				\$ 5,314,000		\$ 5,314,000
8	Campus - Fiber Network-Mapping and Improvement to Campus Loop				\$ 3,551,000		\$ 3,551,000
9	Campus - Water Meter Replacements				\$ 3,044,000		\$ 3,044,000
10	East Campus - Irrigation System Update				\$ 2,716,000		\$ 2,716,000
		\$ 5,610,000	\$ 3,552,000	\$ 7,344,000	\$ 14,625,000	\$ -	\$ 31,131,000

# Department of Enterprise Services

## 23-33 Campus Physical Security and Safety Improvements

Project Title	FY23-25	FY25-27	FY27-29	FY29-31	FY31-33	23-33 Total
Mansion - Exec Residence Enhancements- Video Surveillance and Exterior Lighting	\$ 3,444,000					\$ 3,444,000
Mansion - Exec Residence Enhancements- Fencing, Gates and Bollards	\$ 3,356,000					\$ 3,356,000
Mansion - Enhancements & Security Improvements - Guard Posts	\$ 2,660,000					\$ 2,660,000
Mansion - Enhancements & Security Improvements - Exterior Hardening	\$ 2,397,000					\$ 2,397,000
TOJ - Security Improvements	\$ 1,006,000					\$ 1,006,000
Wedge Barriers - Syd Snyder & Water Street	\$ 649,000					\$ 649,000
Campus - Redundant Fiber Optic Pathway	\$ 376,000					\$ 376,000
Campus - Duress System Replacement	\$ 120,000	\$ 298,000	\$ 56,000			\$ 474,000
Campus - High-Definition Video Surveillance Cameras (High Risk Entrance Points)		\$ 1,060,000				\$ 1,060,000
Modular Building - Door Improvements		\$ 550,000				\$ 550,000
	\$ 14,008,000	\$ 1,908,000	\$ 56,000	\$ -	\$ -	\$ 15,972,000

# Department of Enterprise Services

## 23-33 Capitol Campus Security & Safety Enhancements

Project Title (2023-33)	23-25	25-27	27-29	29-31	31-33	23-33 Total
Capitol Campus Access Controls-Exterior Doors	\$ 10,904,000	\$ 11,682,000	\$ 11,682,000	\$ 11,682,000		\$ 45,950,000
Campus - Physical Access Control (Re-Key Locksets)	\$ 809,000	\$ 263,000	\$ 145,000	\$ 145,000		\$ 1,362,000
Campus - Vehicle Access Control	\$ 601,000					\$ 601,000
Campus - Barrier Protection Predesign	\$ 418,000					\$ 418,000
West Campus - Visitor Screening		\$ 12,740,000				\$ 12,740,000
Campus - Access Control-Data Closets and Mechanical Rooms		\$ 1,765,000				\$ 1,765,000
Campus - Intrusion Detection Systems		\$ 768,000	\$ 113,000	\$ 113,000	\$ 113,000	\$ 1,107,000
Campus - Emergency Call Boxes & Public Address System		\$ 716,000	\$ 1,234,000		\$ 715,000	\$ 2,665,000
	\$ 12,732,000	\$ 27,934,000	\$ 13,174,000	\$ 11,940,000	\$ 828,000	\$ 66,608,000



## **INVESTMENT GRADE AUDIT**

# **STATE OF WASHINGTON CAPITOL CAMPUS COMBINED HEAT AND POWER PROJECT**

**December 2016**



# **WASHINGTON STATE CAPITOL CAMPUS – OLYMPIA WA**

## **CAMPUS COMBINED HEAT AND POWER PROJECT**

### **PROJECT DEVELOPMENT TEAM**

- DEPARTMENT OF ENTERPRISE SERVICES (OWNER / TEAM LEAD)
- UMC ENERGY & ENVIRONMENT (ESCO)
- ZGF ARCHITECTS (PRODUCTION PLANT CONCEPTS)
- WOOD HARBINGER (PRELIMINARY CHP DESIGN)
- BN BUILDERS (PRODUCTION PLANT AND SITE WORK ESTIMATING)
- EC COMPANY (ELECTRICAL ESTIMATING)

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## **TABLE OF CONTENTS**

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### **1.0 EXECUTIVE SUMMARY**

### **2.0 PROJECT OVERVIEW**

- **Project Background**
- **Project Objectives**
- **Alternatives Considered**
  - **Business as Usual**
  - **Alternative 1a**
  - **Alternative 1b**
  - **Alternative 2a**
  - **Alternative 2b**
  - **Additional Options in Consideration**
- **Other Options and Technologies Evaluated**
- **Serving Future Campus Growth**
- **Meeting Carbon Neutral Goals**
- **Overview of Combined Heat and Power**
- **Thermal Storage**

### **3.0 CAMPUS POWERHOUSE STEAM SYSTEM HISTORICAL ANALYSIS**

- **Existing Powerhouse District Energy Plant**
- **Steam Production and Distribution Efficiency Analysis**
- **Review of Steam Distribution System and Building's Safety and Operating Issues**
- **Existing System Baseline**
- **Utility Providers and Rate Structures**

### **4.0 PROJECT ANALYSIS – BUSINESS AS USUAL**

- **Overview of Business as Usual Option**
- **Production Plant & Distribution**
- **Operating Costs**
- **Production Plant & Distribution Site Risks**

### **5.0 PROJECT ANALYSIS – ALTERNATIVE 1**

- **Overview of Alternatives 1a & 1b**
- **Production Plant**

- **Production Plant Site Risks**
- **Distribution System**
- **Energy Transfer and In-Building Systems**

## **6.0 PROJECT ANALYSIS – ALTERNATIVE 2**

- **Overview of Alternatives 2a & 2b**
- **Production Plant**
- **Production Plant Site Risks**
- **Distribution System**
- **Energy Transfer and In-Building Systems**

## **7.0 ELECTRICAL SYSTEMS OVERVIEW**

- **Overview**
- **Flexibility for Future Operations**
- **Standby Power**
- **Proposed Interconnect with PSE**
- **What Happens in the Event of a Power Outage?**

## **8.0 DISTRICT COOLING CONCEPTS**

- **Analysis of District Cooling Alternatives**

## **9.0 50 YEAR LIFECYCLE ANALYSIS**

- **Assumptions**
- **Preliminary Analysis**
- **Potential Grants and Incentives**
- **Results**
- **Recommendations**

## **10.0 IMPLEMENTATION PLAN**

## **11.0 APPENDIX**

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## 1.0 EXECUTIVE SUMMARY

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### Overview of Project Development

In March 2014, the Department of Enterprise Services (DES) partnered with University Mechanical Contractors (UMC) to begin an initial engineering analysis of the existing Capitol Campus steam production plant and distribution system. The intent of this study was to investigate and document the efficiency and safety of the system and propose potential alternatives for serving future campus heating requirements. The results of this initial study outlined several alternatives that would address safety concerns, improve operating efficiency and provide the campus with new district energy production and distribution systems; preparing the campus for the next 100 years.

A key conclusion reached was that converting the campus steam distribution system to hot water and constructing a new production plant incorporating Combined Heat and Power (CHP) as the primary heat source could potentially yield significant financial and environmental benefits.

As a result of this first study, DES again engaged UMC to develop a more detailed Investment Grade Audit to clarify and compare several specific alternatives, based on a 50 year “total cost of ownership” lifecycle analysis. A high level overview of some of the heating system alternatives analyzed included the following (The resulting recommended option is highlighted in ‘green’):

- **Business as Usual** – This option assumes that the campus continues to operate on the steam system in the current mode with ongoing investments in the existing infrastructure and equipment.
- **Existing Powerhouse + CHP (Alternative 1a)** – A renovated District Heating Plant with CHP and Thermal Storage located at the existing Powerhouse site. CHP to operate as primary heat source. Steam distribution to be converted to Hot Water (HW).
- **Existing Powerhouse Hot Water Only (Alternative 1b)** – A renovated District Heating Plant located at the existing Powerhouse site. High efficiency hot water boilers to operate as the primary heat source. Steam distribution to be converted to Hot Water.
- **New District Energy Plant + CHP (Alternative 2a)** – A new District Heating Plant with CHP and Thermal Storage located at a new Production Plant site. CHP to operate as the primary heat source. Steam distribution to be converted to Hot Water.
- **New District Energy Plant Hot Water Only (Alternative 2b)** – A new District Heating Plant located at a new Production Plant site. High efficiency hot water boilers to operate as the primary heat source. Steam distribution to be converted to Hot Water.

The intent of this undertaking was to explore the long-term options for the future infrastructure serving the Capitol Campus. The goal was to identify the most cost effective, environmentally sensitive and secure path for serving the heating, cooling and electrical needs of the campus over the next 50 to 100 years. The current maintenance intensive steam system has served the campus since 1920, nearly 100 years. It has inherent inefficiency, hazardous conditions, and the potential for catastrophic failure due to the location of the powerhouse. The powerhouse sits below an unstable marine bluff and on the edge of Capitol Lake/Estuary where there is potential for landslide or flooding from the Deschutes River and sea rise.

### **Chilled Water Plant Considerations**

In addition to the targeted alternatives developed for the District Heating opportunities, UMC was asked to evaluate options to incorporate centralized chilled water (CHW) into the overall plan. Given this directive, considerations were explored for various Capitol Campus-wide chilled water alternatives.

Analysis was made of the opportunity to improve the cooling systems on campus, coincident with the implementation of a new district heating system to minimize construction cost. The new system would provide chilled water to both the East and West Campuses. A preliminary district cooling analysis was performed for both alternatives described below: (See Section 8 for more detail. Again, the recommended option is highlighted in 'green').

#### **CHW - Alternative 1**

- Alternative 1: Locate a new CHW production plant in the Level 50 mechanical space of OB2 (East Campus), in combination with additional upgrades to the existing Powerhouse CHW production plant (West Campus). Integrate the two CHW production sites to operate collectively.

#### **CHW – Alternative 2**

- Alternative 2: Locate a new CHW production plant coterminous with new hot water Production Plant Site. Utilize the new plant to serve the entire campus.

### **Results of 50-year lifecycle cost analysis**

The lifecycle cost analysis performed includes a “total cost of ownership” model, which covers all costs likely to be incurred over the entire 50 year term. These expenditures include capital construction costs (owner equity and debt service), fixed operating costs (equipment overhaul, system renewal, operating labor, minor repairs) and variable operating costs (energy and utility costs). In addition, consideration was given to potential costs that could be realized in the near future, such as the social cost of carbon.

**Table 1 District Heating Alternatives (excludes cooling option)  
Present Value Summary**

	BAU	Alt 2a District CHP
<b>Present Value Summary (50 Year Costs) - Excluding Cost of Carbon</b>		
District Energy Plant Location	Powerhouse	New Site
Capital Project Cost (initial capital outlay)	\$15,892,000	\$95,866,000
Capital Recovery (includes estimated grants & debt service)	\$25,695,949	\$104,622,605
Fixed Operating Costs	\$105,478,436	\$64,377,966
Variable Operating Costs	\$44,217,755	-\$9,217,056
50 Year Total Cost of Ownership	\$175,392,140	\$159,783,515
50 Year Net Present Value (compared to BAU)		\$15,608,625
50 Year Total Cost of Ownership - Including Social Cost of Carbon (per OFM)	\$188,894,747	\$163,386,293
50 Year NPV (compared to BAU) - Including Social Cost of Carbon (per OFM)		\$25,508,454
50 Year Carbon Emissions (Metric Tons)	299,138	85,214
Carbon Reduction from BAU		72%

**Table 2 District Heating & Cooling Alternatives (includes cooling option)  
Present Value Summary**

	BAU	Alt 2a + CHW District CHP & CHW
<b>Present Value Summary (50 Year Costs)</b>		
District Energy Plant Location	Powerhouse	New Site
Capital Project Cost (initial capital outlay)	\$15,892,000	\$125,358,000
Capital Recovery (includes debt service)	\$31,352,000	\$143,710,000
Fixed Operating Costs	\$165,881,000	\$99,683,000
Variable Operating Costs	\$84,125,000	\$21,222,000
50 Year Total Cost of Ownership	\$281,358,000	\$264,615,000
50 Year Net Present Value (compared to BAU)		\$16,743,000
50 Year Total Cost of Ownership - Including Social Cost of Carbon (per OFM)	\$301,457,779	\$274,059,940
50 Year NPV (compared to BAU) - Including Social Cost of Carbon (per OFM)		\$27,397,839
50 Year Carbon Emissions (Metric Tons)	BAU	Alt 2a + CHW
Heating System - Carbon Emissions	299,138	85,214
Cooling System - Carbon Emissions	123,945	107,599
Subtotal - Combined Heating / Cooling Carbon Emissions	423,083	192,814
Carbon Reduction from BAU		54%

**Advantages / Disadvantages of each Alternative Analyzed**

**Business as Usual (BAU):**

Advantages

- Lowest total capital cost to implement.
- Requires the smallest footprint for the District Energy plant.

Disadvantages

- Higher 50-year total cost of ownership compared to other alternatives.
- Doesn't support identified carbon reduction goals.

- Requires millions of dollars of investment in an aging, inefficient steam heating infrastructure.
- Higher ongoing operational costs due to energy inefficiencies.
- Risk to continuity of government from natural disaster associated with the location of the plant
  - Hillside slide risk
  - Lakeside flood risk
- Historic nature of existing Powerhouse facility limits expansion options of the existing facility. Service for future campus expansion would require the construction of additional production plant space, preferably adjacent to the existing Powerhouse.
- Sensitive location at lakeside incurs risk of future environmental regulation that may limit operational or renovation opportunities.

### **Combined Heat and Power Options**

#### **Alt 1a - Existing Powerhouse + CHP:**

##### Advantages

- Lower 50 year lifecycle cost (excluding risk items) compared to BAU.
- Provides a path to meeting the campus carbon reduction goals (delivers an immediate 54% reduction from BAU).
- Reduces utility costs associated with operating the plant by over 65% in the first year of operation; and greater in subsequent years.
- Provides an opportunity for future utilization of carbon friendly and renewable energy sources to be incorporated into the operation of the campus District Energy system.
- Creates a “smart grid” compatible facility capable of working cooperatively with the local utility in modes of operation that benefit both the Campus and the utility.
- Makes the Campus and utility more resilient to power interruptions, such as loss of transmission lines and central power production facilities (wild fires, flooding, earthquake, terrorist, etc.).

##### Disadvantages

- High level of risk to continuity of government from multiple catastrophic dangers associated with the location of the plant:
  - Hillside slide risk
  - Seismic event risk
- Historic nature of existing Powerhouse facility limits expansion options of the existing facility. Service for future campus expansion would require the construction of additional production plant space, preferably adjacent to the existing Powerhouse.
- Sensitive location at lakeside incurs risk of future environmental regulation that may limit operational or renovation opportunities.

#### **Alt 2a - New District Energy Plant + CHP:**

##### Advantages

- Excellent 50 year lifecycle cost benefit when compared to BAU.



- Provides the best path to meeting the campus carbon reduction goals (delivers an immediate 54% reduction from BAU).
- Reduces utility costs associated with operating the plant by over 65% in first year of operation; and greater in subsequent years.
- Provides an opportunity for future use of carbon- friendly and renewable energy sources for the operation of the campus District Energy system. A new District Energy Plant provides a showcase location of efficiency and technology and creates a model for other State and public sector institutions (universities, colleges, prisons, hospitals, schools, office building complexes, city district energy systems, etc.).
- Mitigates the risk to continuity of government from risks associated with Alternative 1 and BAU.
- Creates a “smart grid” compatible facility capable of working cooperatively with the local utility in modes of operation that benefit both the Campus and the utility.
- Makes the Campus and utility more resilient against utility source power interruptions from loss of transmission lines and central power production facilities impacts (wild fires, flooding, earthquake, terrorist, etc.)

Disadvantages

- Highest total capital cost to implement.
- Requires more design effort to ensure the building fits into the Capitol Campus Master Plan.
- Requires utilization of limited available campus construction space.

**Heating Only Options (excludes CHP)**

**Alt 1b - Existing Powerhouse Hot Water Only:**

Advantages

- Positive 50 year lifecycle cost benefit (excluding risk items) compared to BAU.
- Supports identified carbon reduction goals for the campus (21% reduction from BAU).
- Reduces plant operation utility costs by almost 50% in first year of operation.
- Provides an opportunity for future use of carbon- friendly and renewable energy sources for the operation of the campus District Energy system.

Disadvantages

- Risk to continuity of government from natural disaster associated with the location of the plant Hillside slide risk
- Lakeside flood risk
- Historic nature of existing Powerhouse facility limits future expansion options.

**Alt 2b - New District Energy Plant Hot Water Only:**

Advantages



- Supports identified carbon reduction goals for the campus (21% reduction from BAU).
  - Reduces utility costs associated with operating the plant by almost 50% in the first year of operation.
  - Provides an opportunity for future use of carbon- friendly and renewable energy sources for the operation of the campus District Energy system. Provides a brand new District Energy Plant
  - Mitigates the risk to continuity of government from environmental risks associated with Alternative 1 and BAU.
- ❑ Disadvantages
- Does not provide a positive 50 year lifecycle cost benefit (unless carbon costs are taken into account) compared to BAU.
  - High total capital cost to implement
  - Requires more design effort to ensure the building fits into the Capitol Campus Master Plan.
  - Requires utilization of limited available campus construction space.

### Recommendations

Investing in a new central plant located on the east campus with CHP and chilled water provides reduced operating costs for energy, water, labor, and equipment renewal by an estimated \$129 million over 50 years. Alternative 2A provides an average annual avoided cost of \$2.5 million and cuts carbon emissions by 54%. Such a project supports the environmental and public expenditure goals of DES and the Governor.

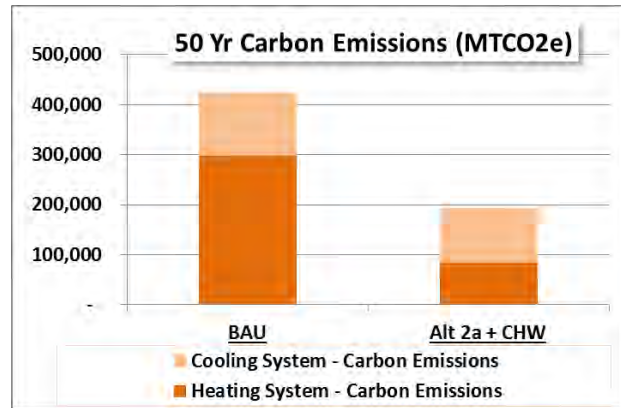
The following table illustrates how each alternative ranks when considering important campus goals. Alternate 2a provides the best overall option to meet campus goals with the least risk.

Category	Ranking (1 through 5)				
	BAU	Alt 1a	Alt 2a	Alt 1b	Alt 2b
50 Year Lifecycle - Present Value (excluding carbon)	4	1	2	3	5
50 Year Lifecycle - Present Value (including carbon)	5	1	2	3	4
Most Secure Project (Least Risk)	5	4	2	3	1
Carbon Reduction Benefits (50 Year MTCO <sub>2e</sub> )	5	1	1	3	3
50 Year Lifecycle Present Value (including cost of potential risks)	3	4	1	5	2
Provides Path to Meeting Long Term Renewable Goals	5	2	1	4	3
Greatest Positive Impact on Campus Infrastructure	3	2	1	2	1
<b>Subtotal</b>	<b>30</b>	<b>15</b>	<b>10</b>	<b>23</b>	<b>19</b>

### Economic and Social Benefits

The economic and social benefits realized by implementing the Alternative 2a – Capitol Campus District Energy Plant include:

- Greatly Improved Plant Energy Efficiency.
- 50 year total avoided cost of \$129 million.
- Significant reduction in carbon emissions – greater than 210,000 MTCO<sub>2</sub>e over the next 50 years.
- A giant leap forward in meeting long-term sustainability goals - meets the 2035 CO<sub>2</sub> reduction goals for the campus.
- An opportunity for future use of carbon-friendly and renewable energy sources (e.g.; hydrogen or biofuel based)
- Reduces operation and maintenance costs with a HW system.
- Provides a safer work environment for operators absent the steam production and distribution.
- Reduces ongoing capital renewal costs.
- Decreases future building capital costs by eliminating the need for heat producing equipment and cooling equipment at each site (including the associated electrical service, access for equipment replacement, large space requirements for maintenance of the equipment, boiler exhaust stacks, cooling towers and associated vapor plumes and the high cost per square foot of the added mechanical space needed).
- Improves architectural design flexibility for future buildings by reducing the requirements for mechanical equipment space.
- Reduces capital cost for future buildings by eliminating stand-alone heating and cooling systems.
- Improves campus heating system reliability.
- Revitalizes failing infrastructure with a better more efficient system.
- Creates a “smart grid” compatible facility capable of working cooperatively with the local utility in modes of operation that benefit both the campus and the utility.



- Makes the campus and utility more resilient against utility source power interruptions from transmission lines and central power production facilities impacts (wild fires, flooding, earthquake, terrorist, etc.)
- Integration of CHW system creates additional opportunities for energy efficient heat recovery.
- Provides groundwork for DES to function as a self-sustaining District Energy utility for the campus.



WASHINGTON STATE DEPARTMENT OF  
ENTERPRISE SERVICES

# CAPITOL CAMPUS UTILITY RENEWAL PLAN

Olympia, WA

DES Project No. 2016-919 B (2)

May 2017

PREPARED FOR



PREPARED BY

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# Washington State Department of Enterprise Services Capitol Campus Utility Renewal Plan

June 2017

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The engineering material and data contained in this report were prepared under the supervision and direction of the undersigned, whose seal as a registered professional engineer is affixed below.



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# CONTENT

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## EXECUTIVE SUMMARY

<b>INTRODUCTION</b> .....	<b>1</b>
PROJECT OBJECTIVES.....	2
PROJECT BOUNDARY .....	2
PROJECT APPROACH .....	9
<i>Purpose</i> .....	9
<i>Methodology</i> .....	9
OTHER RELATED PROJECTS .....	10
EXCLUSIONS.....	11
<b>EXISTING CONDITIONS AND ASSESSMENTS</b> .....	<b>13</b>
SANITARY SEWER SYSTEM.....	13
<i>General Overview</i> .....	13
<i>West Capitol Campus</i> .....	14
<i>East Capitol Campus</i> .....	19
CAPITOL CAMPUS DOMESTIC WATER SYSTEM.....	21
<i>General Overview</i> .....	21
<i>West Capitol Campus</i> .....	21
<i>East Capitol Campus</i> .....	23
<i>City of Olympia Water System</i> .....	24
IRRIGATION WATER SYSTEM.....	26
<i>General Overview</i> .....	26
<i>West Capitol Campus</i> .....	26
<i>East Capitol Campus</i> .....	27
STORM DRAINAGE SYSTEM .....	28
<i>General Overview</i> .....	28
<i>West Capitol Campus</i> .....	29
<i>East Capitol Campus</i> .....	31
ELECTRICAL SYSTEM .....	35
<i>General Overview</i> .....	35
<i>Campus Power Capacity and Loading</i> .....	36
<i>West Capitol Campus</i> .....	39
<i>East Capitol Campus</i> .....	43
CHILLED WATER AND STEAM .....	45

<b>PLANNING CRITERIA AND CONSIDERATIONS</b> .....	<b>47</b>
GENERAL.....	47
SANITARY SEWER SYSTEM.....	48
DOMESTIC WATER SYSTEM.....	48
IRRIGATION WATER MAIN SYSTEM.....	49
STORM DRAINAGE SYSTEM.....	49
ELECTRICAL SYSTEM.....	50
HISTORIC PLANS AND COORDINATION.....	50
<b>PROPOSED IMPROVEMENTS</b> .....	<b>53</b>
GENERAL OVERVIEW.....	53
IMPROVEMENTS FOR THE NEXT 10 YEARS .....	53
<i>Overview</i> .....	53
<i>Improvement Projects Table for 2017 through 2027</i> .....	54
<i>Sanitary Sewer</i> .....	63
<i>Domestic Water System</i> .....	65
<i>Irrigation Water System</i> .....	69
<i>Storm Drainage System</i> .....	73
<i>Electrical System</i> .....	79
<i>Multi-discipline Improvements</i> .....	82
<i>Other Projects</i> .....	85
<i>Coordination and Improvement of Landscaping</i> .....	86
<i>Capital Impacts</i> .....	86
LONG-TERM IMPROVEMENTS .....	87
<i>Overview</i> .....	87
<i>Sanitary Sewer System</i> .....	87
<i>Domestic Water System</i> .....	88
<i>Primary Electrical System</i> .....	88
<b>CONCLUSION</b> .....	<b>93</b>
<b>REFERENCES</b> .....	<b>95</b>
<b>APPENDICES</b> .....	<b>97</b>
A – EXISTING CONDITION MAPS	
B – PROPOSED IMPROVEMENT OVERVIEW MAPS	
C – CONCEPTUAL DESIGN SKETCHES	
D – OPINION OF PROBABLE PROJECT COSTS	
E – STATE OF WASHINGTON CAPITOL CAMPUS COMBINED HEAT AND POWER PROJECT	
F – NOTES FROM MEETINGS WITH CITY OF OLYMPIA	
G – 1063 BLOCK DRAINAGE REPORT	
H – CONCEPTUAL LANDSCAPING PLAN AND GUIDELINES	



**FIGURES**

**FIGURE 1. VICINITY MAP .....5**  
**FIGURE 2. PROJECT BOUNDARY.....7**

**TABLES**

**TABLE E1. ALLOWABLE AMPACITY TABLE (15KV, MV-105 CABLES).....36**  
**TABLE E2. DISTRIBUTION OF ELECTRICAL LOADS ON CAMPUS PRIMARY CIRCUITS .**  
**.....37**  
**TABLE 3. IMPROVEMENT PROJECTS TABLE FOR 2017 THROUGH 2027.....55**

## ACRONYMS

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AHJ	Authority Having Jurisdiction
APWA	American Public Works Association
ASCE	American Society of Civil Engineers
CIPP	Cured in Place Pipe
CMP	Corrugated Metal Pipe
DAHP	Washington State Department of Archaeology and Historic Preservation
DES	Washington State Department of Enterprise Services
DIP	Ductile Iron Pipe
Ecology	Washington State Department of Ecology
FDC	Fire Department Connection
GA	General Administration
GIS	Geographic Information System
GPM	Gallons per Minute
HABS	Historic American Building Survey
HDPE	High Density Polyethylene
KVA	Kilovolt-Ampere
LID	Low Impact Development
LOTT	LOTT (Lacey, Olympia, Tumwater, Thurston County) Clean Water Alliance
LV	Low Voltage
MV	Medium Voltage
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NPDES	National Pollutant Discharge Elimination System
NRB	Natural Resources Building
NRHP	National Register of Historic Places
OB2	Office Building 2
OSHA	Occupational Safety and Health Administration
PSE	Puget Sound Energy
PSI	Pounds per Square Inch
PVC	Polyvinyl Chloride
SOW	Statement of Work
WSDOH	Washington State Department of Health
WSDOT	Washington State Department of Transportation

## EXECUTIVE SUMMARY

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Construction of the Capitol Campus utility systems occurred over several decades. Many of the utilities have served well beyond their design life, with some original systems installed during the campus's original construction in the early 1900s still in service. While many improvements have been completed, the service condition varies from system to system. Some continue to operate at a level of effectiveness, while others need immediate improvement or replacement.

Section 1105 of the 2015-2017 Capital Budget directs the Department of Enterprise Services (DES) to assess the existing condition of underground utilities on Capitol Campus and to develop a utility renewal plan that will support the Capitol Campus into the future for the next 10 years. The plan should gradually and systematically replace or repair utility segments at a high risk of failure in an approach that is most cost effective. DES contracted Reid Middleton to perform this work.

This report summarizes the findings of past investigations and assessments, study reports, repair and construction record documents, input from Campus Building and Grounds operation staff, and Reid Middleton's findings, analysis, and evaluations. Due to budget constraints, the assessment is limited to stormwater, sanitary sewer, water, irrigation, and electrical systems; other utility systems, such as natural gas, reclaimed water, steam and chilled water, and telecommunications, are not included.

Benefitting from continual repairs and improvements, the utility systems of the campus are in generally fair condition. While many improvements are needed, some of which are urgent, there is little evidence that any utility system needs a campus-wide overhaul. In general, utilities in East Capitol Campus are in better condition than those in West Capitol Campus, in part because of the differences in ages of the facilities and construction materials.

One special concern is the West Capitol Campus water system. Available flow test data shows that the campus water system cannot deliver the required fire flow to the Legislative Building area, which includes the Legislative Building, the Temple of Justice, the Cherberg Building, and the O'Brien Building. Several reasons could contribute to the flow-capacity problem, but it will take a more-detailed and focused study and analysis to find out. And, the study should be performed as soon as possible.

Based on this study's findings, a list of necessary improvement projects was developed and prioritized for the next 10 years, with an estimated overall cost for each project. The list is provided in the Proposed Improvements section of this report (Table 3, page 55). Generally, those utility projects with the highest risk priority are included in the near-term budget biennia; however, many listed projects are more urgent than their planned implementation. One such project is the West Capitol Campus Irrigation System Replacement. Fiscal reality indicates that even critical improvements must be phased over time. This plan is presented as a balance between what must be done and the funding that can be reasonably expected.

The list does not include all utility issues on the Capitol Campus; however, with continual regular maintenance and implementation of these identified improvement projects, the utility systems should be able to support the Capitol Campus into the future for 10 years or more.

## INTRODUCTION

---

Section 1105 of the 2015-2017 Capital Budget directs the Department of Enterprise Services (DES) to assess the existing condition of underground utilities at Capitol Campus and develop a utility renewal plan. In May 2016, DES authorized Reid Middleton, Inc., to perform the work and develop a utility renewal plan for East and West Capitol Campus in Olympia, Washington.

The objective of the project is to develop a utility renewal plan that will support Capitol Campus into the future by gradually and systematically replacing or repairing utility segments at high risk of failure in an approach that is the most cost effective.

The studied utility systems include water, electrical, sanitary sewer, irrigation, and stormwater. Due to budget constraints, other utility systems, such as chilled water, steam, natural gas, communication, and reclaimed water are not included. Utilities owned by the City of Olympia, such as the water main systems in East Capitol Campus, are not included in this project.

The project was completed in two steps. The first step assessed the existing utility conditions and identified improvement projects with high risk and priority. The second step prepared a utility renewal plan with not only detailed information about the existing utility conditions but also the sequence and priority of the necessary improvements. The project is to be completed by the end of the 2015-2017 budget biennium.

The utility renewal plan is a 10-year plan, meant to coincide with DES's *Ten-Year Capital Plan* proposals. While coordination meetings have been held between the design team and the City of Olympia during the project, the City of Olympia did not review or approve this utility renewal plan. Obtaining City approval is not required and is not in the project objectives.

DES is the contracting authority for this work. Reid Middleton is the primary consultant and project lead collaborating with Hargis Engineers for electrical engineering, Haozous Engineering for water system engineering, and Mithun for landscaping architectural services.

## Project Objectives

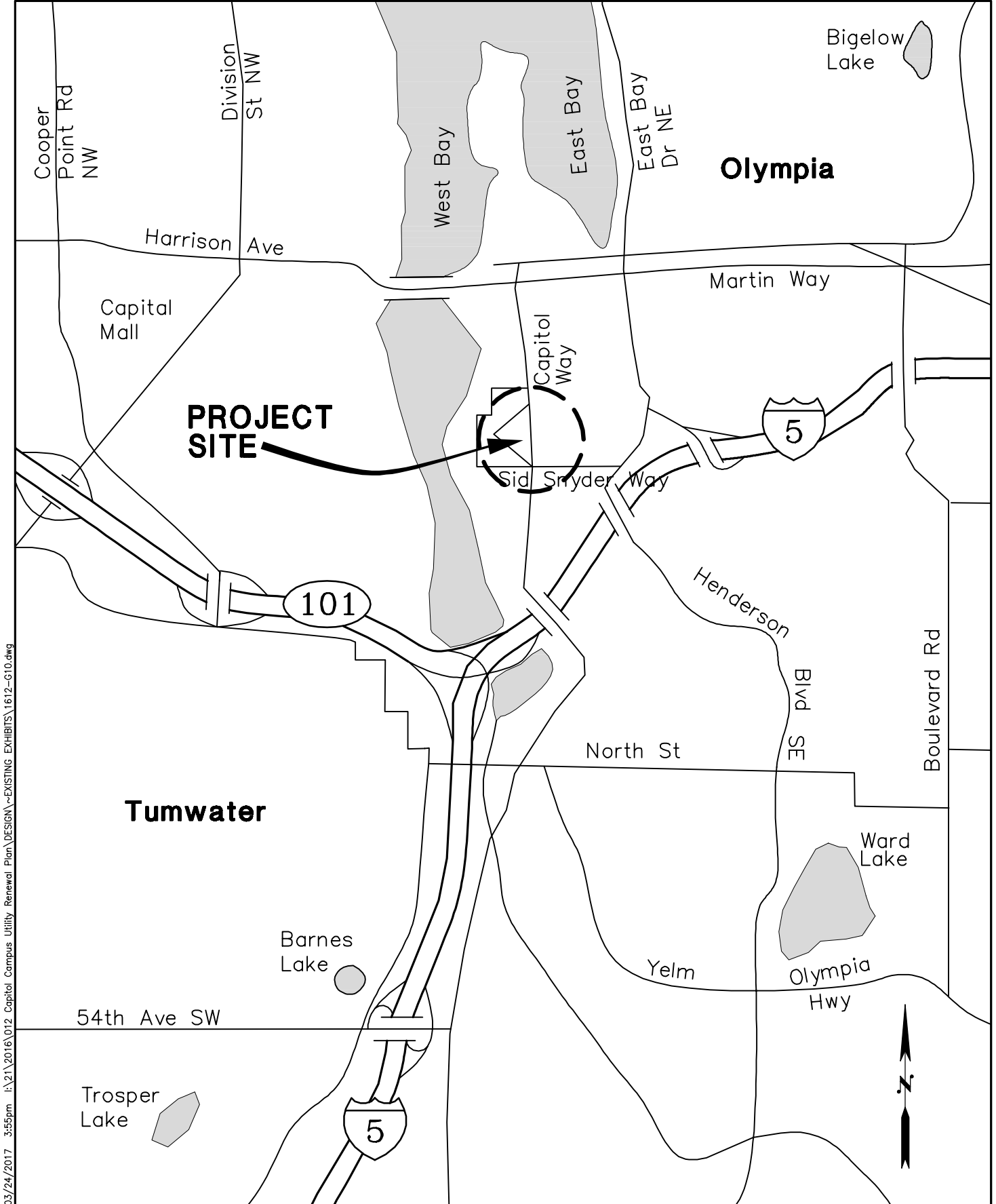
The objectives of this project are to:

- Assess the existing utility conditions at Capitol Campus to identify system issues and improvement needs.
- Evaluate and prioritize identified improvement needs, so that the utility systems can be improved gradually and systematically to support the Campus into the future.
- Prepare a report with the identified improvement projects, through DES, to the Legislature for review and funding approval.
- Coordinate with the consultant team of the *Campus Master Plan for the Capitol Campus* currently being updated to plan for necessary utilities to support the proposed developments.
- Provide general planning criteria and considerations for utility improvements in future developments and redevelopments.
- Develop a utility improvement plan that is well-coordinated with other master plans, including the *2006 Campus Master Plan for the Capitol Campus*, the *2009 Capitol Campus Historic Landscape Preservation Master Plan*, the *2015 West Capitol Campus Drainage Master Plan*, and the *2017 State Capitol Development Study*. The ultimate goal is that all these plans can be integrated seamlessly to create a comprehensive future development plan for the Capitol Campus.

## Project Boundary

The project boundary of the Capitol Campus Utility Renewal Plan is approximately 100 acres, including both the West Capitol Campus and the East Capitol Campus. The West Capitol Campus includes state-owned properties from Capitol Way on the east to the top of the bluff at Capitol Lake on the west, and from 16th Avenue SW (projected) on the south to 10th Avenue SW on the north. The East Capitol Campus is bordered by Jefferson Street SE on the east, Maple Park Avenue SE on the south, Capitol Way on the west, and 11th Avenue SE on the north. Other Capitol Campus

areas outside of the West and East Capitol Campuses, such as Centennial Park, Sylvester Park, Heritage Park, and Deschutes Parkway, are not included in this project. Figure 1, Vicinity Map, shows the general location of the project. Figure 2, Project Boundary, depicts the project area.



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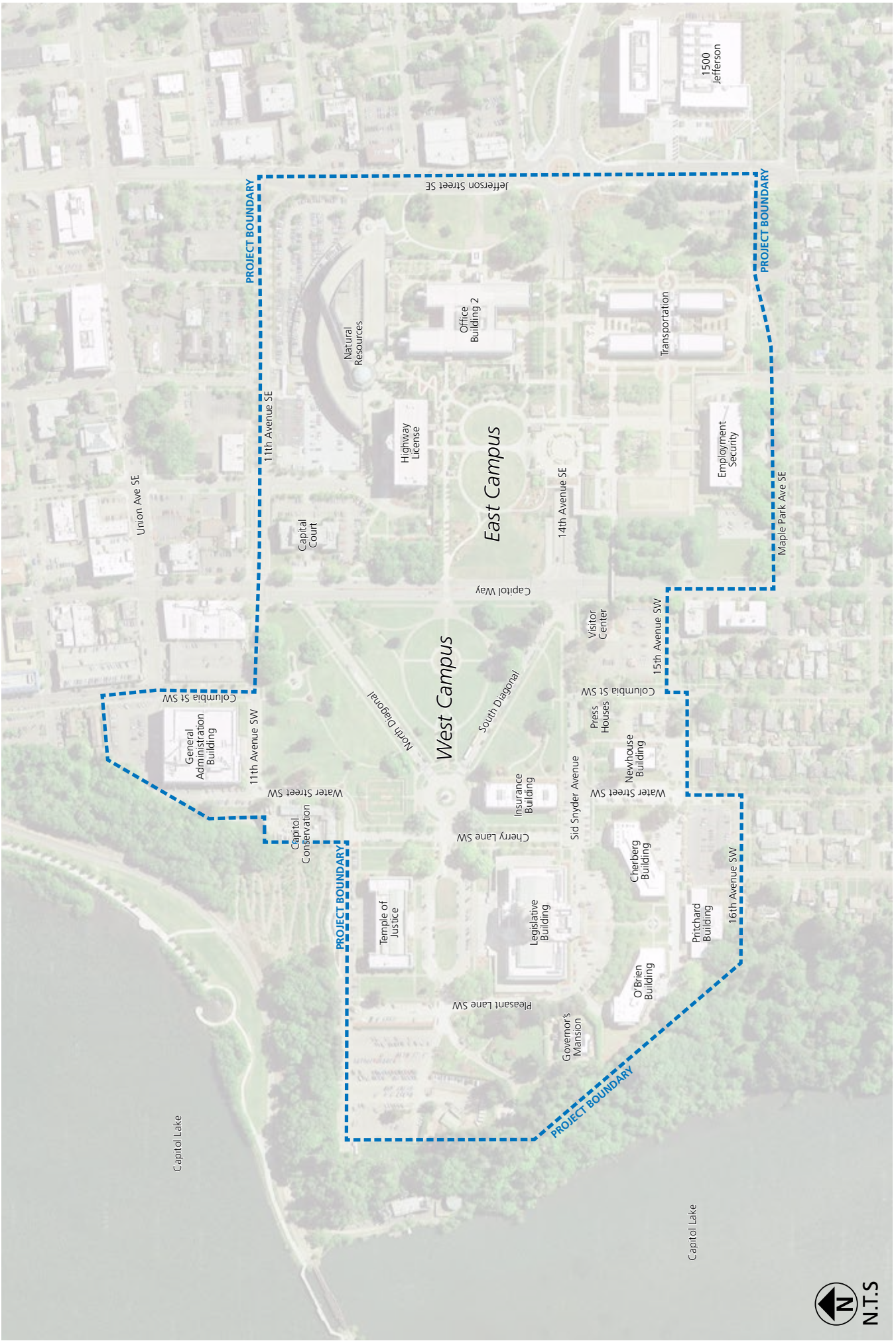


FIGURE 2 – PROJECT BOUNDARY

## Project Approach

Numerous investigations and studies have been conducted for the utility systems over the last 15 years. Some of these studies focused on a specific utility system, while others examined a specific location. Some improvements have been completed based on the results of these investigations and studies, but no systematic studies that include multiple utility systems over the entire East and West Capitol Campus have been performed. In addition, there is no whole picture of what improvements have been completed and what remains to be done.

### Purpose

The purpose of this project is to review past studies and completed improvement projects, assess existing conditions and identify problems, develop a utility renewal plan to fix the high risk and high-priority problems, and respond to the master-planned developments at Capitol Campus.

### Methodology

This project builds on past investigations and studies. By adding current field observations of visible utility features, the project combines the collective information into an integrated summary report. No additional field investigations, such as video inspection or potholing (spot excavation to expose utility lines), were performed. The following steps were taken:

1. Review the updated campus utility survey map prepared by other.
2. Review available investigation and assessment reports.
3. Perform field observations to collect supplemental information.
4. Visit the Campus with DES operations staff for first-hand information regarding the utility systems.
5. Review record documents of constructed improvement projects.
6. Assess existing utility conditions based on past study results, additional site observations, interviews of operation staff, age of facility elements, and completed improvements.
7. Review future development plans of the Capitol Campus.



**Elevator Modernization, Condition Assessment**  
**Project # 2018-548 A (1)**  
**Department of Enterprise Services**

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Wednesday April 24, 2019



**Elevator Modernization, Condition Assessment  
Project # 2018-548 A (1)**

---

**Department of Enterprise Services**

Wednesday April 24, 2019

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**TABLE OF CONTENTS** **PAGES**

---

WHOLE REPORT EXECUTIVE SUMMARY ..... 1

ELEVATOR AND REPORT DEFINITIONS ..... 3

MATRIX SCORING CRITERIA DEFINITIONS ..... 7

ELEVATOR MODERNIZATION MATRIX..... 9

OIL TESTING EXECUTIVE SUMMARY ..... 10

OIL TESTING RESULTS FOR HYDRAULIC ELEVATORS ..... 12

**ASSESSMENTS** **PAGES IN REPORT**

---

ASSESSMENT FOR JOHN L. O’BRIEN BUILDING ..... 28

ASSESSMENT FOR CHERBERG BUILDING..... 51

ASSESSMENT FOR PRITCHARD BUILDING ..... 28

ASSESSMENT FOR NEWHOUSE BUILDING ..... 28

ASSESSMENT FOR 1007 WASHINGTON STREET BUILDING ..... 27

ASSESSMENT FOR LEGISLATURE BUILDING ..... 68

ASSESSMENT FOR NATURAL RESOURCES BUILDING ..... 75

ASSESSMENT FOR HIGHWAY LICENSING BUILDING ..... 47

ASSESSMENT FOR TEMPLE OF JUSTICE ..... 37

ASSESSMENT FOR PLAZA GARAGE BUILDING ..... 62

ASSESSMENT FOR DEPARMENT OF TRANSPORTATION BUILDING ..... 50

ASSESSMENT FOR OFFICE BUILDING 2 ..... 93

<b>ASSESSMENT FOR ARCHIVES BUILDING.....</b>	<b>29</b>
<b>ASSESSMENT FOR TACOMA RHODES - MARKET BUILDING .....</b>	<b>28</b>
<b>ASSESSMENT FOR TACOMA RHODES – BROADWAY BUILDING.....</b>	<b>54</b>
<b>ASSESSMENT FOR YAKIMA BUILDING.....</b>	<b>50</b>
<b>ASSESSMENT FOR GENERAL ADMINISTRATION BUILDING .....</b>	<b>50</b>
<b>ASSESSMENT FOR INSURANCE BUILDING.....</b>	<b>27</b>
<b>ASSESSMENT FOR ISABELLA BUSH BUILDING .....</b>	<b>20</b>
<b>ASSESSMENT FOR DOLLIVER BUILDING .....</b>	<b>29</b>
<b>ASSESSMENT FOR ALASKA STREET BUILDING .....</b>	<b>29</b>
<b>ASSESSMENT FOR OLD CAPITOL BUILDING .....</b>	<b>38</b>
<b>ASSESSMENT FOR CAPITOL COURT BUILDING.....</b>	<b>52</b>
<b>ASSESSMENT FOR GOVERNOR’S MANSION .....</b>	<b>25</b>

## Whole Report Executive Summary

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This report was commissioned to assess elevators and elevator related systems at twenty-four buildings managed by Department of Enterprise Services (DES). Most of these buildings are on the Olympia State Capitol Campus. The assessments were used to determine the elevator/elevator related systems' current condition and compliance with current code and safety requirements. During the design team's on-site audit, each elevator component and elevator related system was inspected. The following assessments will be used to determine which elevators are in most critical need of modernization and what the cost/scope of those modernizations are.

This report contains this executive summary, a list of report definitions, the Elevator Modernization Matrix, and the individual assessments for each of the twenty-four buildings assessed. Each of the reports contain the following sections:

- a. Executive summary with general scope/budget information and building specific design team assumptions.
- b. Elevator assessment by grouping of elevators within the building.
- c. Elevator related mechanical/sprinkler systems assessment.
- d. Elevator related electrical/fire detection/fire alarm assessment.
- e. Elevator related architectural assessment.
- f. Building floor plan showing location for elevators.
- g. Cost estimate to modernize all elevators in building as one project.

Individual building assessments may be pulled out of this report to facilitate future elevator modernization projects but the following is a list of design team assumptions for all the buildings/elevators that should be considered for modernizations in any of the assessed buildings:

1. There are no apparent structural concerns for prospective elevator modernizations. It was assumed that existing roof structure can support new heating, ventilation, and air conditioning (HVAC) outdoor units.
2. In locations where existing elevator systems use building HVAC, it is anticipated that HVAC systems will meet demands of proposed equipment. Final calculations to be certain of these loads are not part of the scope of this assessment and will need to be confirmed in design phases.
3. It was assumed that existing building fire sprinklers are approved in accordance with IBC 903.3.1.1 or 903.3.1.2 sections that refer to NFPA.
4. Due to budget limitations, this report does not address hazardous materials scope that might be included in a modernization project. In advance of modernization design a hazardous materials review should be performed to address potential scope and budget of hazardous material impacts.
5. Cost estimates for each assessment includes 20% design contingency.

6. Cost estimates are given in today's 2019 dollars. No escalation has been included as no timeframe has been established for modernizations. For elevator cost estimating, elevator sub-consultant currently recommends 7% cost escalation per year beyond this year (2019).
7. Where design team was not able to secure confirmation of code analysis from Authorities Having Jurisdiction (AHJ), design team moved forward with our code interpretations to assemble scope/budget for modernizations.
8. Current codes were used to assemble project scope. Relevant building, mechanical, electrical, and elevator codes change with some frequency. At the time when elevator modernization projects actually take place, project scope should be reviewed to confirm compliance with current codes.
9. It is assumed that elevator power infrastructure is sized properly and code compliant for each existing elevator.
10. It is assumed that enough power (whether emergency or utility) exists to serve elevators as they are currently installed.
11. It is assumed that elevator power source (whether on emergency or not) has already been established at time of last upgrade/installation and will not change as part of this assessment unless advised by the owner.
12. Many of the assessed buildings have Direct Digital Controls (DDC) systems but connections to proposed elevator mechanical systems have not been confirmed. If Owner desires to make those connections, then this will need to be confirmed in design phases. Coordination between Owner DDC/IT and design team will be required. Addition of DDC scope would impact maximum allowable construction cost (MACC).
13. Many of the assessed buildings have key-card access systems that are integrated with elevator operation. If Owner desires to retain/improve those systems, then this will need to be confirmed in design phases. Coordination between Owner security provider/IT and design team will be required.
14. Where historic buildings/elevators were assessed, design team included MACC increases to protect existing/retained finishes and MACC increases for upgraded replacement finishes. Depending on input from Owner/historic AHJ, additional MACC may be required.
15. The elevator upgrades/replacements will address as many ADA concerns as allowed by budget. 2010 ADA (Sect 35.151/a/2/iii) allows for projects to move forward without making some otherwise required improvements if they create "structural impracticability" that project budgets cannot support.



## Modernization MACCs

Inspect. Order	DES FIMS ID	Building Name	Convy. #	Total Score	Elevator Number	Rounded Mod. MACC By Building (Can include economy of scale versus modernizing elevators by grouping)	Rounded Mod. MACC By Elevator Grouping
1	020	JLOB	01237	34	1	\$ 830,000	\$ 830,000
2	020	JLOB	01239	31	2		
3	010	Cherberg	06336	69	1	\$ 1,590,000	\$ 1,040,000
4	010	Cherberg	01222	68	2		
5	010	Cherberg	01221	68	3		
6	025	Pritchard	01200	36	1	\$ 640,000	\$ 640,000
7	015	Newhouse	12827	82	1	\$ 360,000	\$ 360,000
8	039	Washington St	01210	70	1	\$ 370,000	\$ 370,000
9	005	Legislature	01212	64	1	\$ 3,000,000	\$ 1,680,000
10	005	Legislature	01213	66	2		
11	005	Legislature	01214	44	3		
12	005	Legislature	01215	44	4		
13	005	Legislature	01217	37	5		
14	005	Legislature	01216	37	6		
15	005	Legislature	01218	30	7		
16	011	NRB	07842	56	1	\$ 3,580,000	\$ 2,170,000
17	011	NRB	07843	55	2		
18	011	NRB	07844	54	3		
19	011	NRB	07845	55	4		
20	011	NRB	07828	83	5		
21	011	NRB	07846	86	6		
22	011	NRB	07847	88	7		
23	030	Highway Lic.	01226	41	1	\$ 3,140,000	\$ 2,090,000
24	030	Highway Lic.	01227	40	2		
25	030	Highway Lic.	01228	40	3		
26	030	Highway Lic.	01229	41	4		
27	075	TOJ	21370	92	1	\$ 830,000	\$ 430,000
28	075	TOJ	07037	104	2		
29	097	Plaza Garage	07038	94	1	\$ 2,150,000	\$ 560,000
30	097	Plaza Garage	02459	74	2		
31	097	Plaza Garage	02460	62	3		
32	097	Plaza Garage	02461	86	4		
33	050	DOT Building	02462	41	1	\$ 1,750,000	\$ 710,000
34	050	DOT Building	00012	42	2		
35	050	DOT Building	19393	42	3		
36	050	DOT Building	17671	43	4		
37	072	OB 2	19394	65	1	\$ 2,950,000	\$ 1,380,000
38	072	OB 2	12995	65	2		
39	072	OB 2	12994	65	3		
40	072	OB 2	12993	65	4		
41	030	OB 2	14056	53	5		
42	072	OB 2	01509	55	6		
43	045	Archives	01235	40	1	\$ 460,000	\$ 460,000
44	451	TR - Market	04813	47	5	\$ 1,660,000	\$ 1,660,000
45	451	TR - Market	04810	45	6		
46	450	TR - Broadway	14273	36	1	\$ 1,990,000	\$ 1,170,000
47	450	TR - Broadway	14274	36	2		
48	450	TR - Broadway	04811	30	3		
49	410	Yakima	06017	57	1	\$ 1,000,000	\$ 490,000
50	410	Yakima	06018	57	2		
51	080	GA	01230	0	1	\$ 3,460,000	\$ 2,440,000
52	080	GA	01231	0	2		
53	080	GA	01232	0	3		
54	080	GA	01234	0	5		
56	070	Insurance	19594	62	1	\$ 520,000	\$ 520,000
57	046	Isabella Bush	16718	42	1	\$ 2,000	\$ 2,000
58	047	Dolliver	14062	43	1	\$ 460,000	\$ 460,000
59	458	Seattle		30	1	\$ 440,000	\$ 440,000
60	035	Old Cap	05053	92	1	\$ 990,000	\$ 990,000
61	035	Old Cap	05054	94	2		
62	048	Cap Court	07678	70	1	\$ 1,050,000	\$ 570,000
63	048	Cap Court	07575	94	2		
64	055	Gov's Mansion	02861	24	1		

## ELEVATOR AND REPORT DEFINITIONS

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ADA:	The Americans with Disabilities Act.
AHJ:	Authority Having Jurisdiction
Air Cord:	A small diameter wire rope commonly used as part of the driving mechanism on door hangers, door operators and gates-commonly called aircraft cable.
Alarm Bell:	A bell operated by a push button in the elevator car. The bell is mounted either in the hoistway or on the car top.
American Society of Mechanical Engineers:	(ASME A17.1) Safety Code for Elevator and Escalators.
Angle Bracket:	A type of formed steel bracket used to attach and secure guide rails to a building structure.
Angle of Contact:	That portion of a sheave contacted by a rope. Measured in degrees of contact. Sometimes referred to as angle of wrap or arc of contact.
Basic Safety Circuit:	A portion of the elevator control wiring that includes a number of mechanical switch and relay contacts in series. Usually includes the final limits, emergency stop button etc. The failure of any one of these contacts stops all elevator operation.
Buffer:	A device utilizing one or more springs or a hydraulic ram to cushion the impact force of the descending car.
Buffer Channel:	A channel iron placed on the pit floor to support the buffers and guide rails.
Brace Rod:	A rod that extends from the elevator platform framing to the elevator car frame or sling for the purpose of supporting the platform and holding it securely in position.
Breaking Contact:	A contact on a relay or switch which is opened when the device is energized. When the device is de-energized, the breaking contact will close or make-up.
Cab:	A self-contained enclosure mounted on an elevator platform in which passengers or freight are carried.
Call:	A demand for service placed or registered in an elevator signal system. The signal may be registered from either the car or a landing.
Cam:	A steel angle beveled at both ends and fastened to the guide rails or car sling to activate the final limit switches.
Canceling Circuit:	An electrical circuit which when completed drops or resets a self-holding electrical circuit.

Car Door Contact:	An electrical switch that closes when the car door closes and prevents the operation of the elevator unless the car door is in the closed position.
Car Operating Station:	A panel mounted in the car containing the car operating controls, such as call buttons, door open button, stop switch, etc.
Closer:	A mechanical spring device providing the self-closing feature on hoistway doors.
Capacity:	The load carrying rating in pounds for which an elevator is designed.
Car Sling:	The supporting frame to which the car platform and upper and lower guide shoes are attached.
Car Platform:	The structure which forms the floor of the car and which directly supports the load.
Center Opening:	Doors having two or more panels, which meet in the center and move in opposite directions while opening.
Channel Bracket:	A steel form bracket used to attach and secure guide rails to a building structure.
Counterweight:	The counterweight counterbalances the weight of the elevator car plus approximately 40% of the car's capacity load.
Crosby Clip:	A mechanical wire rope clamp used for fastening a wire rope back onto itself.
Crosshead:	The upper horizontal member of the car sling.
Disconnect Switch:	All power supplied to a circuit is disconnected when this switch is opened.
Distance Between Guides:	The distance between the faces of a pair of car or counterweight guide rails.
Door Contact:	An electrical switch device operated by a door panel arranged to be closed when the door panel is in the closed position. The elevator will not operate until this contact is closed.
Door Clutch:	A device mounted on the car door on elevator with power door operation to couple the car door to the landing door when the car is in the leveling zone.
Door Guide or Gib:	A device mounted on the bottom edge of a car or hoistway door, which fits into a groove in the door sill to guide and hold the door panel in alignment.
Door Open Limit:	An electrical contact in the door operator, which limits the travel of a car door in the opening direction.
Door Operator:	A motor driven device mounted on the car, which opens and closes the car doors.

Door Sill:	The bottom horizontal member of a landing entrance, which provides the foundation and footing for the entrance frame. It is also grooved to receive the door gib.
Duplex:	A pair of elevators that answer calls from a call station.
Elevator Car:	The load carrying unit including its platform, car sling, enclosure and car door.
Emergency Power Supply:	Equipment used to generate electrical power when the normal power source for a building fails.
EMR:	Elevator Machine Room
Final Limit Switch:	A mechanical switch mounted in an elevator hoistway, one at the top and one at the bottom, which when activated shuts off power to the driving mechanism and will not allow movement in either direction of travel.
Fire Rated Doors:	Doors designed to resist standard fire tests and labeled for identification.
Fishplate:	A flat, steel plate, machined on one side, used to connect two sections of guide rails together, end to end, in rigid alignment. Fishplates are bolted against machined surfaces on the back and across the joint of adjoining guide rail pieces.
Fuse:	A safety device that opens the electrical feed to a circuit if more than the designated amount of current should flow through it.
Gate Contact:	A mechanically operated switch that prevents the operation of the elevator unless the car gate or door is closed.
Governor:	A mechanical speed control mechanism. It monitors the speed of the elevator and provides a signal to the controller to cut off power to the driving motor and imparts a retarding force to its driving rope, which activates the car or counterweight safety device.
Guide Rails:	Steel T-sections or tubes with machined guiding surfaces installed vertically in a hoistway to guide and direct the course of travel of an elevator car or counterweight.
Guide Shoes:	Devices that attach to the top and bottom of the elevator car and counterweight sling that guide the car and counterweight along the path of the guide rails.
Hoistway Interlocks:	A device having two related and interdependent functions, which are (1) to prevent the operation of the driving machine by the normal operating device unless the hoistway door is locked in the closed position. (2) To prevent the opening of the hoistway door from the landing side unless the car is within the landing zone and is either stopped or being stopped.
Hoistway:	A vertical opening through a building for the travel of the elevator extending from the pit floor to the roof.

Leveling Zone:	The limited distance above or below an elevator landing within which the leveling device is permitted to cause movement of the car toward the landing.
Pit:	That portion of a hoistway extending from the sill level of the lowest landing to the floor (pit) at the bottom of the hoistway.
Rope Retainer Guards:	A guard installed close to the face of a sheave where the ropes ride to prevent the ropes from jumping their grooves.
Safeties:	A mechanical device attached to the car or counterweight frame to stop and hold the car or counterweight in case of predetermined over-speed or free fall, or if the suspension ropes slacken. There are three types of safety devices; A, B and C.
Seismic Displacement Switch:	A signal is provided to the controller by this device when the counterweight has moved from its normal plane of travel or has left its guide rails. It is actuated by the displacement of the counterweight at any point of travel in the hoistway.
Seismic Switch:	A device activated by building movement to provide a signal to the elevator controller that an earthquake is causing movement of the building. Elevator may be immediately shut down or speed may be reduced.
Simplex:	A single elevator that is the only one to answer calls from a call station.
Stiles:	The vertical steel members of the car sling which fasten the crosshead to the safety plank.
Triplex:	A set of three elevators that answer calls from a call station.
WBO:	Work By Others. Elevator Contractor contractual language for electrical/mechanical/architectural/any work that has to be completed as part of elevator modernization that is not done by elevator contractor.

## DES Elevator Assessments - Matrix Scoring

Elevator/Building General Information								Profile Scoring								Experiencal Scoring		Total Scoring			
Inspect. Order	DES FIMS ID	Building Name	Historical Building	Elevator Number	Convy. #	Group	Elevator Type	Age	Code Compliance	Preventive Maint.	Perf. & Operation	Frequency of Use	Environ. Conditions	Energy Efficiency	Design & Installation	Technical Score	Experiencal Score	Scoring Subtotal	Weighting (0-1)	Weighted Profile Score	Total Score
1	020	JLOB	Y	1	01237	Simplex	Passenger	1	3	3	4	1	1	2	1	16	18	34	0.0	0.0	34
2	020	JLOB	Y	2	01239	Simplex	Passenger	1	3	3	4	1	1	2	1	16	15	31	0.0	0.0	31
3	010	Cherberg	Y	1	06336	Simplex	Passenger	3	3	3	3	4	3	3	2	24	19	43	0.6	25.8	69
4	010	Cherberg	Y	2	01222	Simplex	Passenger	3	3	3	3	4	3	3	2	24	17	41	0.6	26.6	68
5	010	Cherberg	Y	3	01221	Simplex	Freight	5	3	4	4	3	5	5	4	33	8	41	0.6	26.6	68
6	025	Pritchard	Y	1	01200	Simplex	Passenger	3	2	3	2	2	1	2	1	16	13	29	0.2	7.2	36
7	015	Newhouse	Y	1	12827	Simplex	Passenger	5	4	4	4	4	3	5	4	33	19	52	0.6	30.2	82
8	039	Washington St	N	1	01210	Simplex	Passenger	5	5	4	4	4	5	5	4	36	8	44	0.6	26.4	70
9	005	Legislature	Y	1	01212	Simplex	Passenger	2	1	2	2	3	2	2	2	16	23	39	0.6	25.3	64
10	005	Legislature	Y	2	01213	Simplex	Passenger	2	1	2	2	3	2	2	2	16	24	40	0.6	26.0	66
11	005	Legislature	Y	3	01214	Simplex	Passenger	2	1	2	2	3	2	2	2	16	21	37	0.2	7.4	44
12	005	Legislature	Y	4	01215	Simplex	Passenger	2	1	2	2	3	2	2	2	16	21	37	0.2	7.4	44
13	005	Legislature	Y	5	01217	Simplex	Passenger	2	1	2	2	3	2	2	2	16	21	37	0.0	0.0	37
14	005	Legislature	Y	6	01216	Simplex	Passenger	2	1	2	2	3	2	2	2	16	21	37	0.0	0.0	37
15	005	Legislature	Y	7	01218	Simplex	Passenger	2	1	2	2	3	2	2	2	16	14	30	0.0	0.0	30
16	011	NRB	N	1	07842	Group 2	Passenger	4	3	4	4	5	3	5	3	31	16	47	0.2	9.4	56
17	011	NRB	N	2	07843	Group 2	Passenger	4	3	4	4	5	3	5	3	31	15	46	0.2	9.2	55
18	011	NRB	N	3	07844	Group 2	Passenger	4	3	4	4	5	3	5	3	31	14	45	0.2	9.0	54
19	011	NRB	N	4	07845	Group 2	Passenger	4	3	4	4	5	3	5	3	31	15	46	0.2	9.2	55
20	011	NRB	N	5	07828	Simplex	Freight	4	3	4	4	5	3	5	3	31	14	45	0.8	38.2	83
21	011	NRB	N	6	07846	Group 1	Passenger	4	4	4	5	5	4	4	3	33	15	48	0.8	38.4	86
22	011	NRB	N	7	07847	Group 1	Passenger	4	4	4	5	5	4	4	3	33	16	49	0.8	39.2	88
23	030	Highway Lic.	N	1	01226	Group 1	Passenger	3	3	3	3	3	3	3	3	24	17	41	0.0	0.0	41
24	030	Highway Lic.	N	2	01227	Group 1	Passenger	3	3	3	3	3	3	3	3	24	16	40	0.0	0.0	40
25	030	Highway Lic.	N	3	01228	Group 1	Passenger	3	3	3	3	3	3	3	3	24	16	40	0.0	0.0	40
26	030	Highway Lic.	N	4	01229	Simplex	Freight	4	4	4	4	4	3	5	4	32	9	41	0.0	0.0	41
27	075	TOJ	Y	1	21370	Simplex	Passenger	5	5	5	5	3	4	5	3	35	16	51	0.8	40.8	92
28	075	TOJ	Y	2	07037	Simplex	Passenger	5	5	5	5	3	4	5	3	35	17	52	1.0	52.0	104
29	097	Plaza Garage	N	1	07038	Simplex	Passenger	4	4	4	5	5	5	5	4	36	11	47	1.0	47.0	94
30	097	Plaza Garage	N	2	02459	Simplex	Passenger	4	4	4	5	5	5	5	4	36	10	46	0.6	27.6	74
31	097	Plaza Garage	N	3	02460	Simplex	Passenger	4	4	4	5	5	5	5	4	36	10	46	0.4	16.1	62
32	097	Plaza Garage	N	4	02461	Simplex	Passenger	4	4	4	5	5	5	5	4	36	12	48	0.8	38.4	86
33	050	DOT Building	N	1	02462	Simplex	Freight	1	2	2	2	4	1	2	1	15	13	28	0.4	12.6	41
34	050	DOT Building	N	2	00012	Group 1	Passenger	1	2	2	3	4	1	2	1	16	13	29	0.4	13.0	42
35	050	DOT Building	N	3	19393	Group 1	Passenger	1	2	2	3	4	1	2	1	16	13	29	0.4	13.0	42
36	050	DOT Building	N	4	17671	Group 1	Passenger	1	2	2	3	4	1	2	1	16	14	30	0.4	13.5	43
37	072	OB 2	Y	1	19394	Group 1	Passenger	4	4	4	4	4	4	3	2	29	19	48	0.4	16.8	65
38	072	OB 2	Y	2	12995	Group 1	Passenger	4	4	4	4	4	4	3	2	29	19	48	0.4	16.8	65
39	072	OB 2	Y	3	12994	Group 1	Passenger	4	4	4	4	4	4	3	2	29	19	48	0.4	16.8	65
40	072	OB 2	Y	4	12993	Simplex	Freight	4	4	4	4	4	4	3	2	29	19	48	0.4	16.8	65
41	030	OB 2	Y	5	14056	Simplex	Freight	4	3	3	3	3	5	5	4	30	14	44	0.2	8.8	53
42	072	OB 2	Y	6	01509	Simplex	Passenger	4	3	3	3	3	5	5	4	30	16	46	0.2	9.2	55
43	045	Archives	N	1	01235	Simplex	Passenger	4	3	4	4	3	5	5	1	29	11	40	0.0	0.0	40
44	451	TR - Market	N	5	04813	Simplex	Passenger	5	5	5	5	5	5	5	5	40	7	47	0.0	0.0	47
45	451	TR - Market	N	6	04810	Simplex	Passenger	5	5	5	5	5	5	5	5	40	5	45	0.0	0.0	45
46	450	TR - Broadway	N	1	14273	Group 1	Passenger	4	2	3	3	3	3	3	3	24	12	36	0.0	0.0	36
47	450	TR - Broadway	N	2	14274	Group 1	Passenger	4	2	3	3	3	3	3	3	24	12	36	0.0	0.0	36
48	450	TR - Broadway	N	3	04811	Simplex	Freight	3	3	3	3	4	4	3	1	24	6	30	0.0	0.0	30
49	410	Yakima	N	1	06017	Simplex	Passenger	4	4	4	4	5	4	4	2	31	10	41	0.4	16.4	57
50	410	Yakima	N	2	06018	Simplex	Passenger	4	4	4	4	5	4	4	2	31	10	41	0.4	16.4	57
51	080	GA	N	1	01230	Group 1	Passenger	5	5	5	5	2	4	5	5	36	12	48	0.0	0.0	0
52	080	GA	N	2	01231	Group 1	Passenger	5	5	5	5	2	4	5	5	36	11	47	0.0	0.0	0
53	080	GA	N	3	01232	Group 1	Passenger	5	5	5	5	2	4	5	5	36	12	48	0.0	0.0	0
54	080	GA	N	5	01234	Simplex	Freight	5	5	5	5	2	4	5	5	36	8	44	0.0	0.0	0
56	070	Insurance	N	1	19594	Simplex	Passenger	2	1	3	2	2	5	5	4	24	21	45	0.4	17.3	62
57	046	Isabella Bush	N	1	16718	Simplex	ADA Lift	1	1	1	1	1	1	1	1	8	13	21	1.0	21.0	42
58	047	Dolliver	N	1	14062	Simplex	Passenger	4	3	4	4	4	4	5	1	29	14	43	0.0	0.0	43
59	458	Seattle	N	1	08327	Simplex	Passenger	2	3	2	3	2	4	5	1	22	8	30	0.0	0.0	30
60	035	Old Cap	Y	1	05053	Group 1	Passenger	5	4	4	4	4	5	4	2	32	19	51	0.8	40.8	92
61	035	Old Cap	Y	2	05054	Group 1	Passenger	5	4	4	4	4	5	4	2	32	20	52	0.8	41.6	94
62	048	Cap Court	Y	1	07678	Simplex	Passenger	5	5	5	4	2	2	3	4	30	14	44	0.6	26.4	70
63	048	Cap Court	Y	2	07575	Simplex	Passenger	4	4	4	4	4	5	5	2	30	16	46	1.0	48.3	94
64	055	Gov's Mansion	Y	1	02861	Simplex	Passenger	3	2	1	2	1	1	1	1	12	12	24	0.0	0.0	24

**Profile Scoring Criteria Definitions**

Age	If any factor drives the need for an elevator modernization, it is age of the equipment. Even with proper preventive maintenance, elevator equipment will not last forever, and substandard preventive maintenance can drastically reduce the life expectancy. With proper preventive maintenance, elevator equipment should be expected to last 25 to 30 years.
Code Compliance	Codes are evolutionary by design. New technology and better designs provide for safer equipment. An elevator can comply with the code under which it was installed but not have any of the latest safety features required on new equipment.
Preventive Maintenance	Preventive maintenance is the activity of performing systematic and periodic checks, tests and service on elevator equipment to ensure that it operates safely and within design parameters. Its goal is to ensure that the equipment will last and operate safely for its anticipated life span. Indicators of poor preventive maintenance are repeated shut downs and trouble calls, unscheduled repairs, poor adjustment, poor ride quality, accumulation of dirt and debris, and improper or lack of lubrication.
Performance and Operation	Operation and performance of the elevator refers to how each component and the overall elevator system performs. It's directly related to rider experience waiting for and riding the elevator. Elevator operation during starting, acceleration, deceleration, leveling, and door operation can give good indications of the quality of operation and performance. Continuous operation without numerous mechanical problems can also be a good indicator of operation and performance.
Frequency of Use	The frequency of use indicates how often demand is placed on the elevator equipment over a specified time frame. More use results in more wear on the controls and mechanical components of an elevator. For example, office buildings will typically use elevators less than facilities that are active 24-hours per day such as airports, hospitals, apartments, and condominiums.
Energy Efficiency	Today's technology seeks ways to make current elevator systems perform better while using less energy than previous generations of elevators. New systems take advantage of Permanent Magnet Synchronous Motors (PMSM), which consume less energy than previous AC and generator control systems. Door operators are using newer technology to provide more efficient door operation with better control and safer operation, while also using less energy. Operating fixtures are beginning to use LED lamps that consume less energy and reduce overall fixture maintenance. Regenerative power is being provided on some systems that allow power to be fed back to the grid, thus reducing overall elevator energy costs to the building.
Environmental Conditions	Environmental conditions such as heat, moisture, salt water, caustic materials, and many other types of conditions contribute to the degradation of elevator equipment. Equipment installed in an enclosed, controlled environment tends to have the least impact from these environmental conditions. Equipment exposed to the outside environment will be more prone to deterioration that will contribute to more unscheduled shutdowns and requires more intense preventive maintenance. Environment can also include the locality of operation and the clientele that will normally use the equipment. Using a passenger elevator to carry freight can also have a negative impact on the life of the equipment.
Design and Installation	The engineering design and installation of the elevator incorporates strength and durability, operational and performance standards, professional craftsmanship, adherence to code requirements, proper installation, and ease of maintenance and repairs. Strength of components and structural equipment is important to ensure that the guide rails, car platform, machines and overhead and pit structures do not shift during building settling or during normal operation and will also withstand the loads imposed on the equipment. Field installation is a critical component of design. A poor installation will lead to continuous maintenance and repair problems and a shorter than expected life cycle. One factor that often lacks attention in designs is the ease with which equipment can be maintained and repaired. Designs that allow for the quick procurement of parts and reduced lubrication are desired.

**Experiential Scoring Criteria Definitions**

Historical Elevator	Registered Historic buildings that have visible elevator components from original building construction time frame should be retained to the greatest extent possible by reuse, repair, or replacement with replica parts. Elevator components in the lobbies and in the cabs that are visible to users that are historic in nature or are designed to appear historic were ranked higher based on retention as part of any modernization efforts.
ADA Compliance	ADA codes have evolved and improved over time. When each elevator system was installed/modernized it met then current ADA standards. Scoring in this criterion was based on age of install/modernization plus obvious ADA deficiencies in existing elevator systems (e.g. manual doors on freight elevators).
Elevator Ride Comfort	The level of comfort an elevator user will have with the current elevator conditions. This is the most subjective scoring criteria. It is based on 'soft' characteristics of elevator including: timeliness of elevator, smoothness of ride, appearance of cab, temperature in cab, smell/odors in cab, and confidence inspired by the ride.
Number of Incidents	Number of incidents to project elevators that required DES Work Order from 1/11/16 to 2/9/19. Total of number of incidents were calculated and then these totals were ranked from 1-5 with a score of 1 being the least number of DES Work Orders and 5 being the largest number of DES Work Ordering in this time period.
Severity of Incidents	Incidents to project elevators that required DES Work Order from 1/11/16 to 2/9/19 each received a ranking from 1-3 with a score of 1 being the most severe and 3 being the least severe. Level 1 incidents were given a weight of 5, level 2 incidents were given a weight of 3, and level 3 incidents were given a weight of 1. Then all weighted incidents were added up those scores were given a ranking from 1-5 with a score of 1 being the least severe incidents and 5 being the most severe incidents in this time period.

**Weighting Scoring Criteria**

Weighting Criteria	All building elevator groups were weighted using DES established criteria including: Planned future improvements, Capital budget schedule, Building/vertical transportation impacts, Predesign efforts, and Etc.
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**GENERATOR SYSTEM SURVEY  
FOR  
CAPITOL CAMPUS & TUMWATER FACILITIES**

**PROJECT NO. 2012-256 A (1)**

**STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES  
Division of Facilities**

NOVEMBER 22, 2013



Hultz/BHU Engineers  
1111 Fawcett Avenue, Suite 100  
Tacoma, WA 98402

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## **TABLE OF CONTENTS**

TAB 1.	INTRODUCTION
	A. Executive Summary
	B. Generator Location Map
	C. DES Generator Inventory Spreadsheet
TAB 2.	POWERHOUSE
	A. Generator System Narrative
	B. Generator and Transfer Switch Data Sheets
	C. Generator System One-Line Diagram
	D. Panel Schedules
TAB 3.	CAPITOL LAKE DAM
	A. Generator System Narrative
	B. Generator and Transfer Switch Data Sheets
	C. Generator System One-Line Diagram
	D. Panel Schedules
TAB 4.	CHERBERG BUILDING
	A. Generator System Narrative
	B. Generator and Transfer Switch Data Sheets
	C. Generator System One-Line Diagram
	D. Panel Schedules
TAB 5.	HIGHWAY-LICENSE BUILDING
	A. Generator System Narrative
	B. Generator and Transfer Switch Data Sheets
	C. Generator System One-Line Diagram
	D. Panel Schedules
TAB 6.	NATURAL RESOURCES BUILDING
	A. Generator System Narrative
	B. Generator and Transfer Switch Data Sheets
	C. Generator System One-Line Diagram
	D. Panel Schedules
TAB 7.	TRANSPORTATION BUILDING
	A. Generator System Narrative
	B. Generator and Transfer Switch Data Sheets
	C. Generator System One-Line Diagram
	D. Panel Schedules

- TAB 8. EMPLOYMENT SECURITY BUILDING
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 9. GENERAL ADMINISTRATION BUILDING
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 10. GOVERNORS MANSION
- A. Generator System Narrative
- TAB 11. INSURANCE BUILDING
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 12. ISABELLA BUSH RECORDS CENTER
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 13. LABOR & INDUSTRIES
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 14. LEGISLATIVE BUILDING
- A. Generator System Narrative
- TAB 15. OBRIEN BUILDING
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules

- TAB 16. OFFICE BUILDING 2
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 17. OLD CAPITOL BUILDING
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 18. PRITCHARD BUILDING
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 19. TEMPLE OF JUSTICE
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules
- TAB 20. MODULAR BUILDING
- A. Generator System Narrative
  - B. Generator and Transfer Switch Data Sheets
  - C. Generator System One-Line Diagram
  - D. Panel Schedules

## **EXECUTIVE SUMMARY**

### **Introduction**

Hultz/BHU Engineers has been tasked with reviewing existing electrical generator systems for the state owned facilities in Olympia and Tumwater. The review covers 19 building locations that have permanent emergency or stand-by generators, and does not include portable generators in the department's inventory.

At each of the buildings covered under this survey, select building loads are connected to one or more generators through one or more automatic transfer switches (ATS's). Each ATS is connected to the metered electrical service as provided by the public utility (normal power) and to one or more generators (alternate power). The transfer switches are set in the normal power (utility) position. Upon loss of utility service, the ATS signals for generator(s) to startup. When the generator(s) are fully operating, the ATS automatically transfers its connected load to the generator source. Generator startup and transfer occurs in about 10 seconds. When utility power is restored, the ATS will automatically transfer back to the normal position and shut down the generator(s).

Site visits began in May 2012 and were completed in February of 2013. A Department of Enterprise electrician familiar with each facility was present during site visits for access and assistance. Generator and ATS survey sheets, electrical one line diagram, and system narrative have been prepared for each building surveyed. Circuit schedules for emergency and standby panels have been collected and are also included.

Metering and/or load calculations for each system and identification of equipment and/or receptacles supported by emergency power were excluded from this review and are not included.

### **Electrical Code Considerations**

NFPA 70 (National Electrical Code), as supplemented by WAC 296-46B (Washington State electrical Safety Standards, Administration, and Installation), establishes rules, standards, and installation requirements for all premises electrical distribution systems, including emergency and standby power. New and upgraded generator systems installed at State of Washington facilities must conform to currently adopted codes. Altered generator systems may be required by the authority having jurisdiction (AHJ) to have all deficiencies corrected to conform to current Code.

### Emergency Systems:

Emergency systems are covered under NEC Article 700. NEC 700 requires that where generators are used as an emergency source of power, (1) the generator shall have adequate capacity and rating for all connected load to operate simultaneously, (2) the automatic transfer switch shall supply only emergency loads, and (3) wiring for emergency loads shall be independent and separate from all other wiring and equipment. Having the same transfer switch(es), switchgear, and/or panelboards serving both emergency and non-emergency loads is not permitted.

Emergency systems are defined by the NEC as those systems intended to automatically supply power to electrical fixtures and equipment essential for safety to human life when normal power fails or is disrupted. Essential loads include lighting for building egress and exit, fire alarm and detection systems, fire pumps, ventilation where essential to maintain life, mass notification systems, and equipment necessary to support the operation of the emergency power system. Elevators are listed as emergency loads when designated as a means of egress or where required for use by fire fighters in high rise buildings. For the purposes of this survey, elevators on generators are assumed to be emergency under NEC 700.

### Non Emergency Systems:

Non emergency systems include both legally required and optional standby. An emergency generator is permitted to supply both emergency and non emergency loads where it has adequate capacity or where automatic selective load pickup and load shedding is provided. However, the transfer and distribution equipment and wiring for non emergency systems must be separate from emergency system transfer and distribution equipment and wiring.

Legally required standby systems are addressed in NEC Article 701. Legally required systems serve loads that, if interrupted, could create hazards or could hamper rescue or fire fighting operations. These loads are typically identified in building codes such as the International Building Code (IBC) or by an AHJ such as a building code official. Required standby loads can include selected heating and refrigeration equipment, sewage pumps, ventilation and smoke removal systems, industrial process equipment, and communications systems.

Optional standby systems are covered under NEC Article 702. Optional standby systems supply alternate power where life safety does not depend on the performance of the system. Any selected load can be connected to an optional standby power system and the system can have either automatic or manual transfer equipment.

Non emergency systems shall have capacity and rating to supply all connected equipment intended to be operated at one time. Automatic selective load pick up and load shedding is required if the generator does not have adequate capacity to handle all connected loads simultaneously.

### **Adding New Loads to Existing Systems**

When adding any load to existing facility generator systems, two issues should be addressed before proceeding with a design or an installation work order.

First it must be determined if the new load is emergency or non emergency as defined by Code. Non emergency loads cannot be added to any automatic transfer switch or associated distribution that is designated for emergency. Similarly, adding emergency loads to any automatic transfer switch or associated distribution that is designated for non emergency is also not allowed. There are buildings included in this survey that currently have generator transfer and distribution equipment that serve both emergency and non emergency loads, which does not conform to current Code. Adding emergency load to non compliant generator systems may trigger a requirement from the AHJ to correct all generator system Code deficiencies. But adding more non emergency load to a non compliant system would not be allowed.

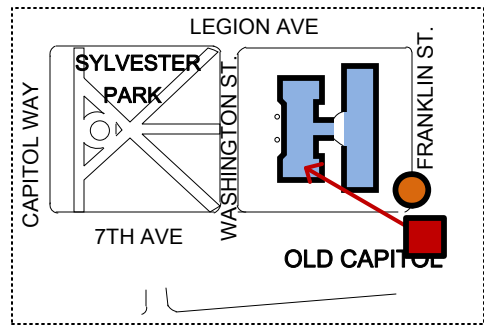
Second, when adding any load to a generator system, a calculation must be made to determine adequate system capacity for the additional load. If existing load data or previous approved system calculations are not available for this purpose, 30 day meter readings will be required at all applicable distribution points in the system. The services of an electrical engineer or licensed electrician would typically be needed for NEC approved calculations.

### **List of Buildings Surveyed**

Powerhouse  
Capitol Lake Dam  
Cherberg Building  
Highway-License Building Natural Resources Building  
Transportation Building  
Employment Security Building  
General Administration Building  
Governor's Mansion  
Insurance Building

Isabella Bush Records Center  
Labor & Industries  
Legislative Building  
OBrien Building  
Office Building 2  
Old Capitol Building  
Pritchard Building  
Temple of Justice  
Modular Building

# Campus Generator Location Map



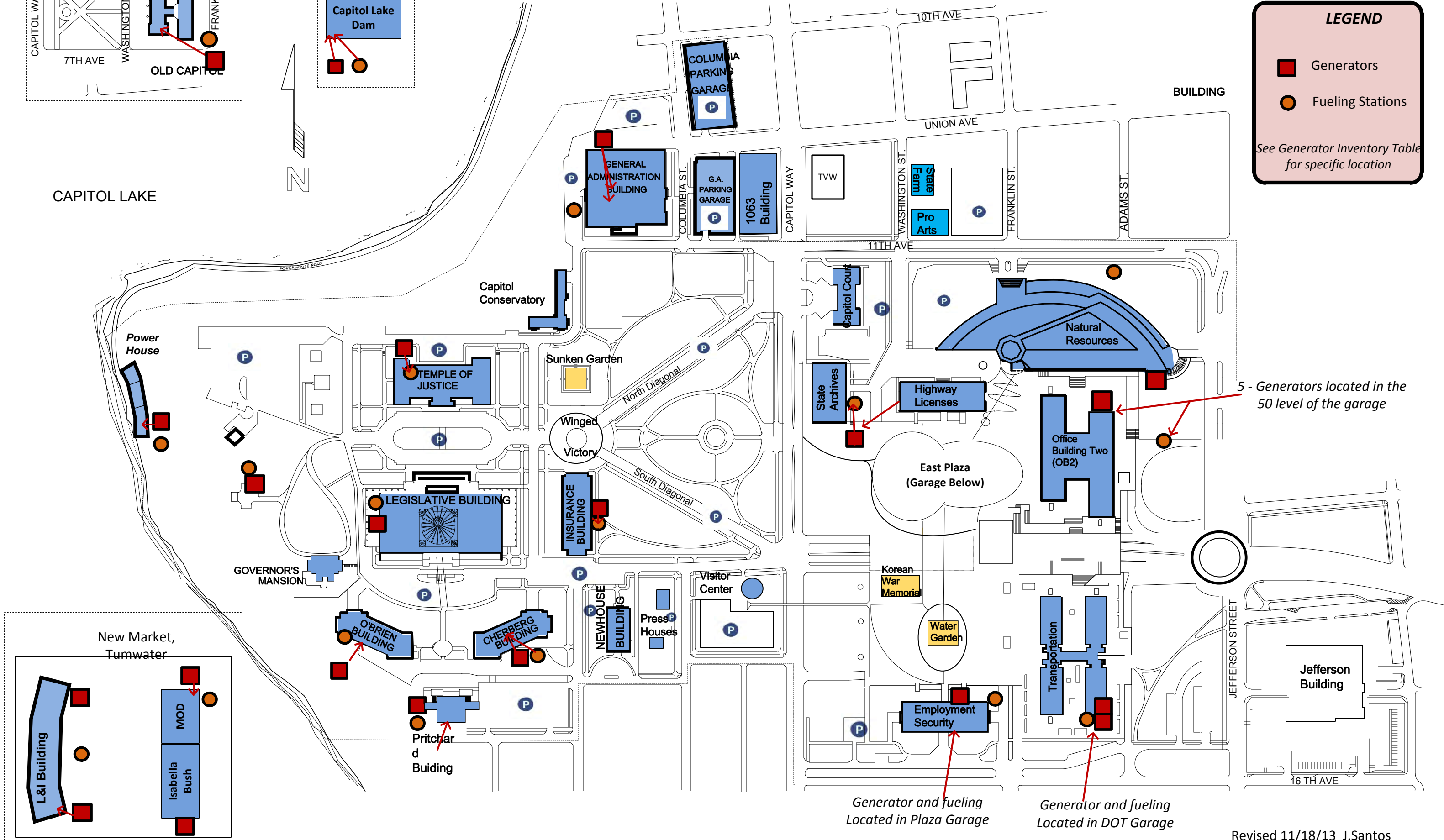
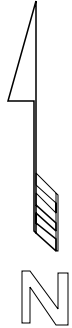
Location: 5<sup>th</sup> Ave. Bridge  
 Capitol Lake Dam

**LEGEND**

- Generators
- Fueling Stations

See Generator Inventory Table for specific location

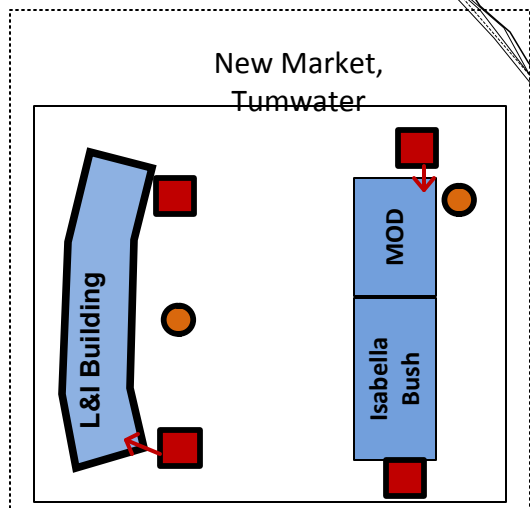
CAPITOL LAKE



5 - Generators located in the 50 level of the garage

Generator and fueling Located in Plaza Garage

Generator and fueling Located in DOT Garage





DES Owned & Managed Generator Inventory																
Generator	Zone	Qty	Size	DES Owns	Year Purchased	Model Number	Physical Location	Transfer Switches	GPH Full Load	Fuel Type	Fuel tank Gallons	Day Tank Gallons	Exercise Frequency	Total Hours 1-30-12	Condition Rating	CONDITION: 1=Excellent, 2=Good, 3=Fair, 4=Needs Replacement
Powerhouse	3	1	500KW	Yes	2012	500DFEK	Mid-Level S Mech catwalk	1	34.4	Diesel	300,000*	550	Weekly	?	1	*tank onsite, but not connected to new generator
Gov Mansion	1	1	80KW	Yes	2005	80DGDA	North Side Garage Exterior	1	6	Diesel		150	Weekly	?	1	
Capitol Lake Dam	3	1	15KW	Yes	1980	15RDJC	Cap Lk Dam	1	3	Diesel		8	Weekly	286	4	13-15 cap request
Legislative Bldg	1	1	600KW	Yes	1997	600DFGB	Garage West Mech room	3	45	Diesel	1000UGST	75	Weekly	579	2	
GA Bldg #1	1	1	100KW	Yes	1982	N-855G	South Penthouse	1	25	Diesel	500UGST	25	Weekly	725	4	13-15 cap request
GA Bldg #2	1	1	80KW	Yes	1988	80DGDA	South Penthouse	2	6	Diesel	Shared	Shared	Weekly	534	2	
Temple of Justice	1	1	50KW	Yes	1988	4BT5.9	West Roof	2	4	Diesel	120 Base	-	Weekly	463	3	13-15 cap request
Pritchard Bldg	1	1	80KW	Yes	1997	80DMT	West Bldg Exterior	1	6	Diesel		125	Weekly	281	2	
OBrien Bldg	1	1	250KW	Yes	2009	250DQDAA	Basement New Mech Space	3	12	Diesel	2000UGST	125	Weekly	42	1	
Cherberg Bldg	1	1	150KW	Yes	2007	150DSHAA	Center Penthouse	4	12	Diesel	1000UGST	125	Weekly	163	1	
Highway-License	2	1	350KW	Yes	1993	NTA 855	SE Corner Archives Lawn	2	25	Diesel		150	Weekly	376	2	
Plaza Garage	2	1	500KW	Yes	1982	NTA 1710	Plaza Tower 1B	5	50	Diesel		200	Weekly	867	4	13-15 cap request
NRB	2	1	1000KW	Yes	1991	1000DFLA	P2 Level off of NRB Tunnel	1	75	Diesel	5,000UGST	50	Weekly	449	3	13-15 cap request
Old Capitol Bldg	3	1	230KW	Yes	2004	230DFAB	South Exterior Ramp	2	17	Diesel	500UGST	25	Weekly	185	1	
Insurance Bldg	1	1	175KW	Yes	2006	175DSHAB	Basement East Mech Space	1	12	Diesel		200	Weekly	170	1	FORMER INFO 100 GAL DAY TANK
Transportation #1	2	1	350KW	No	1996	350DFCC	SE Corner DOT Garage	1	25	Diesel	2,000	-	Bi-Weekly	349	2	WSDOT owns
Transportation #2	2	1	400KW	No	1999	400DFCE	SE Corner DOT Garage	6	30	Diesel	Shared	-	Bi-Weekly	267	2	WSDOT owns
OB2	2	5	1000KW	No	1980-90	1000DFMB	50-Level NE Mech Rm	3	75 each	Diesel	20000	200	Weekly		3, 4	CTS owns
L&I #1	4	1	1250KW	No	1991	1250DFLC	SE Corner of Lower Level, NT042	7	80	Diesel	3000	125	Weekly	467	2	L&I owns
L&I #2	4	1	1500KW	No	1997	1500DFMB	Generator Bldg NE Pkg Lot	1	86	Diesel	Shared	125	Weekly	332	2	L&I owns
Modular Bldg	4	1	30KW	Yes	1988	4B 3.9	NE Corner Hi-Bay Mezzanine	1	4	Diesel	500	20	Weekly	468	3	
Isabella Bush Records Ctr	4	1	250KW	Yes	2003	250DFAC	East End of Bldg Exterior	1	16	Diesel		150	Weekly	?	2	DES OWNED? OLD INFO Sec of State owned

\*Portable generators omitted since not part of this survey

Generator mfr info, tank location, tank fill location, transfer switch location info needed?



**MASTER PLAN**  
for the Capitol of the State of Washington

June 2006





# Master Plan for the Capitol of the State of Washington

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**General Administration**  
STATE OF WASHINGTON





*Rotunda - Legislative Building*



# Table of Contents

## Introduction

Vision	iii
Strategy and Scope	v
Organization and Format	vi
Methodology for Future Updates	vii

## Background and History

Chronology of Past Planning	ix
Definition of Capitol Campus	xiii

## The Function and Purpose of State Government Facilities

Introduction

<b>Principle 1 Public Use and Access</b>	1-1
Policy 1.1 Public Use of State Buildings	1-3
Policy 1.2 Public Use of Capitol Grounds	1-5
Policy 1.3 Educational Opportunities at State Facilities	1-7
Policy 1.4 Accessibility for All	1-9
<b>Principle 2 Delivery of Public Services</b>	2-1
Policy 2.1 Location of State Government Functions	2-2
Policy 2.2 Long-Range Planning by State Agencies	2-4
Policy 2.3 Co-Location and Consolidation of State Facilities	2-5

## The Context of State Government Facilities

Introduction

<b>Principle 3 Community Vitality</b>	3-1
Policy 3.1 Preferred Development and Leasing Areas	3-3
Policy 3.2 Transportation Demand Management	3-5
Policy 3.3 Environmental Stewardship	3-7

### The Greater Capital Community

How Communities Are Impacted by State Government	3-8
--	-----

### State Capitol Parks

Introduction	3-10
Heritage Park	3-10
Marathon Park	3-12
Deschutes Parkway	3-13
Capitol Lake	3-14
Sylvester Park	3-15
Centennial Park	3-16
Capitol Lake Interpretive Center	3-17



# Table of Contents continued

<b>Principle 4</b>	<b>Historic Preservation</b>	4-1
Policy 4.1	Preservation of State Capitol Buildings, Grounds, and Collections	4-3
Policy 4.2	Adoption of National Standards	4-5
Policy 4.3	Preservation of Off-Campus Cultural Resources	4-7
<b>Principle 5</b>	<b>Design</b>	5-1
Policy 5.1	Capitol Campus Open Space	5-2
Policy 5.2	Design at the Capitol Campus	5-9
Policy 5.3	Design at Off-Campus Locations	5-13
Policy 5.4	Universal Access	5-14
Policy 5.5	Commemoratives and Artwork on State Capitol Grounds	5-15
<b>The Durability of State Government Facilities</b>		
Introduction		
<b>Principle 6</b>	<b>Technical Performance</b>	6-1
Policy 6.1	High Performance Buildings	6-2
Policy 6.2	Critical Infrastructure Systems	6-4
Policy 6.3	Integration with Local Infrastructure	6-5
<b>Principle 7</b>	<b>Financial Performance</b>	7-1
Policy 7.1	Financing Strategies	7-3
Policy 7.2	Leased Versus Owned Analysis	7-5
Policy 7.3	Portfolio Management	7-7
<b>Future Development Opportunities for State Government Facilities</b>		
Introduction		
	West and East Capitol Campuses	OS-1
	Tumwater Satellite Campus	OS-12
	Lacey Satellite Campus	OS-15
	Other Off-Campus Opportunity Sites	OS-17
<b>Acknowledgements</b>		
Recognition of Those Who Helped Create This Document		

## Master Plan for a New Century

**F**rom the sandstone lantern atop the Capitol dome to the emerald lawns below, the Legislative Building is the symbolic center of our state's democracy. Together with the surrounding state buildings and grounds, they firmly establish a sense of character, quality and permanence for Washington State and inspire pride and confidence in her citizens. But the practical requirements of governing a thriving society in the twenty-first century have long outstripped the capacity of this small collection of buildings. Today they are only one element of a complex of state government buildings in Olympia and its surrounding communities.

In Thurston County today, over 23,000 state employees operate from over 4.2 million square feet of state-owned facilities and over 4.1 million square feet of leased facilities. In addition, the state manages and operates 485 acres of public park property associated with the State Capitol Campus.

A new era demands a bold new vision. This, the first "Master Plan for the Capitol of the State of Washington" for the 21st century, offers a framework for strategically housing the considerable volume of contemporary state government activity in a way that demonstrates excellence, for the benefit of citizens, effective state services, and the capital community. It articulates a set of values that will positively shape the presence of state government in Thurston County in this new century.



Jeff Johnson

*Legislative Building-Summer Morning 2005*

The first expression of state government is through the hands and hearts of those who develop public policy and deliver public service. But state government is also manifest in the structures that house their activities. Through their physical presence, state government buildings can serve to honor and uplift public service while supporting state programs and activities.

Our experience of state government is further shaped by the vitality of the surrounding capital community, as representative of all of the communities of the state. The capital community in turn is deeply impacted by and derives character from the presence of state government. With carefully planned, high quality buildings and grounds, state government activity and its facilities can invigorate the capital community.



## INTRODUCTION

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This Master Plan expresses a vision in which the design and placement of state facilities are based on sound and unchanging values; a vision in which design excellence means innovation in responding to the functional requirements of public programs and sensitivity to the context of the communities in which they are a vital part; a vision that honors statehood and public service with dignity and quality; and a durability that represents sound investment of public funds.

To achieve such a vision:

- State buildings, grounds and facilities must be highly functional, supporting the effective delivery of public services and providing the public with convenient access to the lawmaking process. This Master Plan describes principles and policies related to this ideal under the heading of *The Function and Purpose of State Government Facilities*.
- High-quality satellite campuses and individual facilities must be planned and sited in cooperation with local communities. They must contribute to community vitality through transportation management, historic preservation, place-making and smart growth approaches; and they must support local urban planning efforts. Principles that guide this vision are found under the heading *The Context of State Government Facilities*.
- Consistently high standards of technical and financial performance will result in durable state buildings that make social, economic and operational contributions. This vision is supported by principles and policies under the heading *The Durability of State Government Facilities*.

These three facility values – function, context and durability – provide the essential framework, or lens, through which future facility decisions can be brought into new focus, enabling this vision for the future of our beautiful State Capitol and the greater capital community to become reality.

### facility values:

**function**

**context**

**durability**

# Strategy and Scope

### A Values-Based Approach

This Master Plan represents an important departure from previous planning methods. As indicated in the Vision statement, this Plan focuses on providing a values-based framework for decision-making. At the same time, it acknowledges that continued anticipation of, and planning for, change is critical and valuable. Where appropriate, the philosophy, direction, and design intent from previous Master Plans have been carried into this Plan. The continued implementation of these elements will be measured against the values framework of this Plan.

### A Broader Understanding

Seeking to address all of the ways in which the state has a visible facility presence in the capital community, the 2006 Master Plan takes a broader perspective than past planning efforts. There are two important aspects to this expanded viewpoint:

- First, it covers all of Thurston County, encompassing major geographic areas unaddressed by previous planning efforts, including the Capitol Lake region in particular.

- Second, it includes facilities that are leased for state occupancy, as well as buildings that the state owns. This is a significant departure from past planning and represents an important acknowledgment of the state's influence on the community well beyond the state-owned campus boundaries.

Specifically included within the scope of this Plan are all of the headquarters, administrative offices and service delivery locations for state government in Thurston County, all of the park lands and grounds associated with these facilities, and Capitol Lake. Not included are technical, operational and field facilities such as fish hatcheries, environmental laboratories, boat launches and other state park facilities. Educational facilities are also excluded.

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*“The Master Plan should be designed not to create projects but to accommodate projects.”*

- Fred King, Capital Campus Design  
Advisory Committee, February 24, 2005

*“The Master Plan needs to be strong enough to be useful but flexible enough to be practical.”*

- Wolfgang Opitz, Office of Financial  
Management, August 11, 2005

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*“Functionality, context and durability are the three factors of good design. And they might fit the Master Plan as well.”*

- Dennis Haskell  
April 29, 2005

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# Organization and Format

**O**rganization of this Plan is based on the following hierarchy of thought:

- **Principles**
- **Policies**
- **Guidelines/Standards/Criteria**
- **Plans**

The Master Plan contains the first two tiers – the principles along with the policies that implement them. Guidelines, standards and criteria that give further dimension to the policies, as well as the specific plans that result, are not contained within this Master Plan. These documents will be found at the Department of General Administration and on the Master Plan’s web site.

The seven principles of this Master Plan are grouped into three major divisions:

### **Function and Purpose**

This section contains the principles and policies at the most basic level of why government buildings exist: public use and enjoyment, access to elected leadership, and the delivery of services to the public.

### **Context**

This section contains the principles and policies that provide decision-makers with a framework and perspective. Government facilities are symbolic of statehood and

state government. Some are also historic by the nature of when they were built and by the timeless quality of their architecture. Government facilities are also important parts of the larger community.

### **Durability**

This section provides the principles and policies for the third value – the capacity of state facilities to perform well for extended periods of time both technically and financially.

### **Opportunity Sites**

A fourth section is included that identifies undeveloped and under-developed areas on the three campuses. No effort is made to identify specific projects for the Opportunity Sites – only the opportunities and constraints they present.

### **Implementation**

Most facility development master plans have an implementation section for accomplishing the many projects identified in its pages. Translation of this Master Plan’s principles and policies into specific projects will take place during the development of departmental strategic initiatives, sub-campus plans, business plans, 10-year capital budget plans, leasing plans, etc., all of which derive their direction from the Master Plan.

# Methodology for Future Updates

**O**ne of the most difficult aspects of any master plan is that it too soon falls out of touch with reality. A common method of updating large complex master plans is to review and revise on a 10-year cycle. However, by that time, much of the plan is outdated (no one has used it for years) and it is usually quite costly to do such a massive re-write.

A better and less costly method is to keep a master plan up-to-date all the time. This is a simple enough concept, but caution must be exercised to find the right frequency and reasons for updating. If the plan is updated or changed too often, it ceases to be a plan, or at least not a “Master Plan.”

It is intended that this plan be reviewed for possible updates on a biennial basis in parallel with biennial budgeting. Additionally, this Plan is bound in a manner that allows partial updates of selected portions.

The organization and format for this Plan provides a systematic approach to updates:

**PRINCIPLES:** These are on the upper-most tier and should be the most stable and least likely to change of any part of the Master Plan.

**POLICIES:** These should be fairly stable and subject to change only when there are strong extenuating circumstances.

### **GUIDELINES, STANDARDS AND CRITERIA**

Although not included in the pages of the Master Plan, these should be reviewed often and changed to keep up with new technology, economic conditions, etc.

**PLANS:** These are on the lowest tier and should be subject to the most frequent revisions.

With this general methodology in mind, it is envisioned that this Master Plan can remain relevant for a much longer period of time than any of the state’s previous master plans.



Unknown

*State Capitol in the Spring*



# Background and History

# Chronology of Past Planning

## Territorial Days and Early Statehood

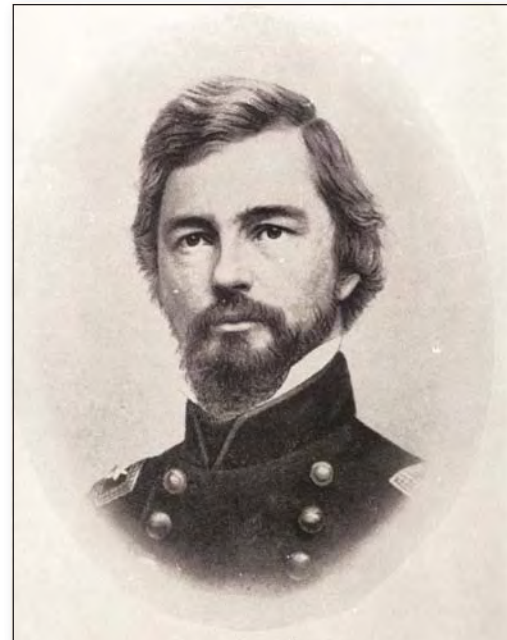
(1850's to 1893)

- February 8, 1853, Congress passes “An Act to Establish the Territorial Government of Washington.”
- Isaac Stevens, first territorial governor, selects Olympia as the state capital in November, 1853.
- In 1855, Edmund Sylvester, co-founder of Olympia, donates 12 acres to the territorial government for the construction of a capitol building. The Sylvester tract is the present-day site of West Capitol Campus.
- The Territorial Legislature votes to accept the land and a two-story, wood-frame building is erected in 1856, using \$5,000 provided by the federal government. The building serves as the State Capitol Building until 1903.
- Washington becomes a state on November 11, 1889.

## Contests to Build Capitol Building

(1893 to 1911)

- In 1893, the newly-formed State Capitol Commission, with Governor John H. McGraw as chairman, announces national competition for selection of an architect to design the state's first permanent Capitol Building, with the total budget not to exceed



*Governor Isaac Stevens, 1853 - 1857*

Washington State Archives

\$1 million. Almost 200 architectural firms throughout the country submit plans. The Legislature passes initial appropriation to begin the work.

- In 1894, New York architect Ernest Flagg wins competition.
- A Spokane construction company begins excavation and construction of the foundation and basement of the Capitol Building.
- Governor John R. Rogers (elected in 1896), citing national recession, vetoes appropriation funding the next phase of construction.

## BACKGROUND AND HISTORY

Governor Rogers also favors moving seat of government to Tacoma.

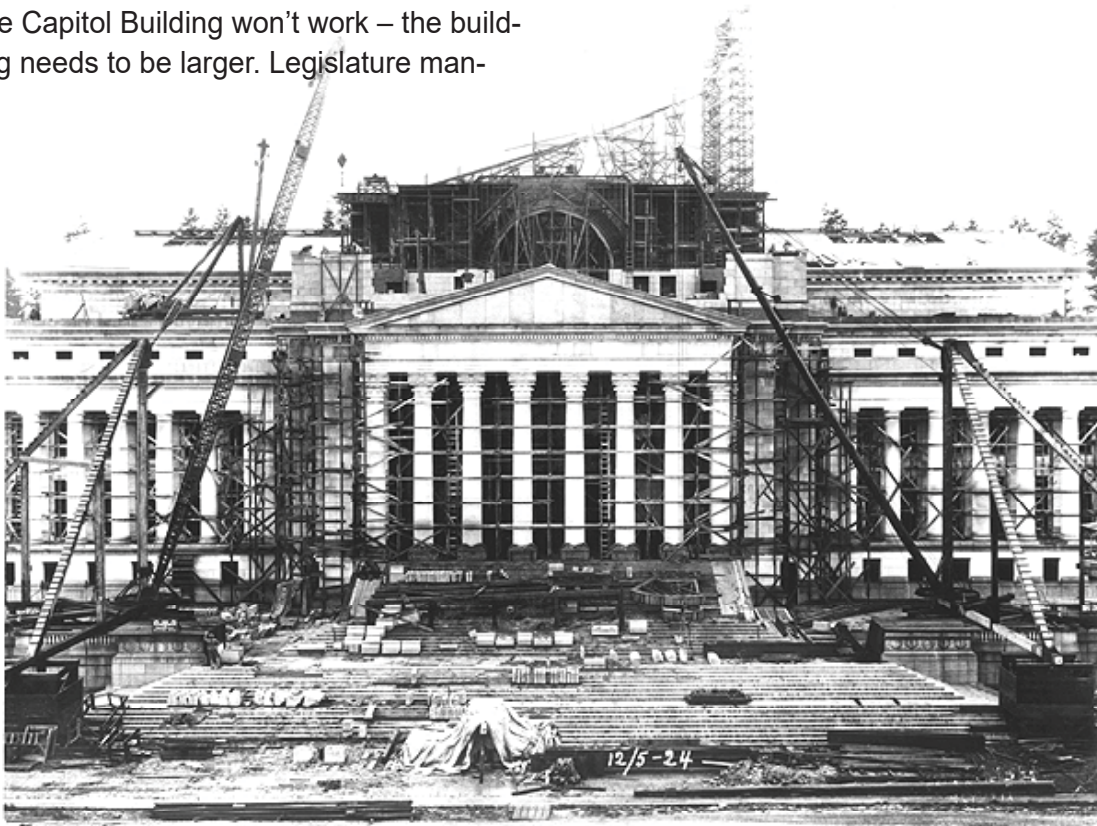
- In 1901, Governor Rogers recommends, and Legislature approves, the purchase of the old Thurston County Courthouse to serve as the State Capitol Building. An addition is constructed in 1905. The building serves as the Capitol Building from 1905 to 1928.

### Wilder & White Plan – Construction of Legislative Building (1911 to 1928)

- In 1909, a new State Capitol Commission is organized and hires Flagg as consultant. He proposes, and the commission approves, a group of buildings, instead of a single Capitol Building, to house the legislature and executive officers. This is the first plan in the U.S. to propose a group of buildings instead of a single Capitol Building. Flagg also says that his old design for the Capitol Building won't work – the building needs to be larger. Legislature man-

dates use of Flagg's 1894 Capitol Building foundation for new building.

- In 1911, the Legislature authorizes the State Capitol Commission to proceed with a new national design competition for the Capitol grouping. The architectural firm of Wilder and White of New York wins.
- The Wilder and White plan calls for six buildings – including a Legislative Building – situated to take advantage of views to the north of Puget Sound and the Olympic Mountains. The plan also calls for the Temple of Justice to be constructed to the north of the Legislative Building, partially obstructing views of and from the building. The Olmsted Brothers landscape architectural firm of Brookline, Massachusetts, hired to design landscape for the new Capitol Building grounds, forwarded their disagreement with directional orientation of Wilder



Washington State Archives

Capitol under Construction - December 1924

## BACKGROUND AND HISTORY

& White plan to the Capitol Commission. The Commission dismisses the Olmsted firm.

- Upon completion of the Legislative Building, Wilder & White recommend the rehiring of the Olmsted Brothers to develop a landscape plan. The Olmsted firm is hired and a plan establishing the basic pattern of streets, walkways and landscaping for the Capitol Campus (West Campus only) is completed in 1930.
- Wilder & White designed buildings: Temple of Justice (completed in 1920); Powerhouse (1920); Insurance Building (1921); Legislative Building (1928); Cherberg Building (1937); O'Brien Building (1940). Another office building to match the Insurance Building is never constructed. The Governor's Mansion is built in 1907.

### East Campus and Satellite Campus Development (WWII to present)

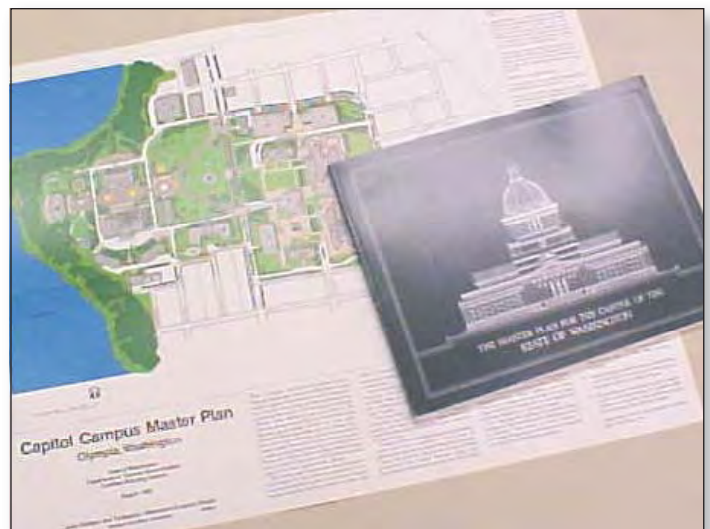
- As state government grows after WWII, some agencies move their headquarters to Seattle. In 1954, the state Supreme Court rules that the headquarters of legislatively created state executive offices and agencies must be located at the state's seat of government – Olympia.
- In 1957, the State Capitol Committee and Olympia Planning Commission prepare a study that proposes East Campus development as a means to relieve traffic problems and congestion on West Campus.
- In 1959, architect Paul Thiry, designer of the Pritchard Building, is hired by the state to analyze design elements for East Campus development. Thiry makes recommendations for creating design linkages between

West Campus and the proposed development on East Campus.

- The Employment Security Building and the Highways-Licenses Building are completed in 1962.
- Additional development is recommended in 1970; the East Campus plan is prepared by architectural firm of Walker/McGough/Foltz.

### The Master Plan for the Capitol of the State of Washington (1982)

- In 1982, John Graham and Company prepares the first comprehensive Master Plan for the State Capitol. The Plan differs from previous plans by addressing urban design, transportation, facilities development and landscaping, in addition to architectural considerations. The 1982 Plan incorporates the philosophy of early designs by recommending that building sites be oriented to views, conserve



1982 Master Plan



## BACKGROUND AND HISTORY

open space and cluster around courtyards and plazas. The Natural Resources Building is the first structure built under this Plan.<sup>1</sup>

### The Master Plan for the Capitol of the State of Washington (1991)

- “Plan is needed now” – state government growth in the 1980’s results in state government being housed in 60 percent leased space, which is costly and inefficient. The goal (by 2010) of reducing leased space to 20 percent and to construct almost 4 million square feet of new state-owned space is set. Includes plans for the “capital community,” which includes Tumwater and Lacey. Department of Labor and Industries headquarters building is constructed in Tumwater in 1991. Department of Ecology headquarters building constructed in Lacey in 1992.



1991 Master Plan

### Thurston County Lease and Space Planning (2000-2001)

- Legislature directs GA to analyze future state office space needs in Thurston County over the next 10 years. The seven-part document, approved by the State Capitol Committee on December 15, 2000, supplements the 1991 Master Plan. The report recommends a balanced program of leasing, lease development and state development to provide 800,000 sq. ft of new office space. The study also recommends a 10-year renovation plan for state-owned buildings.



Thurston County Lease and Space Planning Study

# Definition of Capitol Campus

**T**he capital of the State of Washington was fortunate from its earliest days, gifted by Olympia settler Edmund Sylvester with 12 acres of property in a stunning hill-top location, and endowed by a federal grant of rich timber lands for construction and perpetual care of Capitol buildings. The West Capitol Campus and its historic buildings are the result of that magnanimity.

Today the state owns and occupies far more than the original Sylvester land grant. State headquarters buildings and a variety of other state facilities and offices are found in many places across Thurston County. This has given rise to a confusing set of terms as to what constitutes the “Capitol Campus.”

In an effort to clarify terms and use them consistently, the following definitions are used throughout this Master Plan. They are not intended as legal definitions, though some have been defined specifically in statute or administrative code; rather they provide us with working terminology that supports shared understanding.

**Capitol** – Spelled with an ‘o’ refers to the Legislative Building and the grounds associated with it.

**Capital** – Spelled with an ‘a’ refers to the City of Olympia in its status as the home of the State Capitol Building and center of state government headquarters activities.

**State Capitol Grounds** – Those grounds as defined in WAC 236-12-015(5), as: *“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”* plus all other planned campuses and park lands associated with Capitol Campus properties.

**Campus** – Refers to a planned, contiguous cluster of state buildings and associated grounds.

**State Capitol Parks** – Specific portions of State Capitol grounds that are not populated with buildings. These include Heritage Park, Capitol Lake, Marathon Park, Interpretive Center, Sylvester Park, and Centennial Park.

**Olympia Campus** – refers to the combined East and West Campuses.

## **BACKGROUND AND HISTORY**

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**West Capitol Campus** – Those state-owned grounds that constitute the State Capitol grounds west of Capitol Way which includes all of the grounds addressed in the 1928 Olmsted Brothers landscape plan plus the State Capitol Historic District, as designated in the National Register of Historic Places.

**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 Capitol Way and west of Interstate 5 and the Interstate 5 entrance to the state capital.

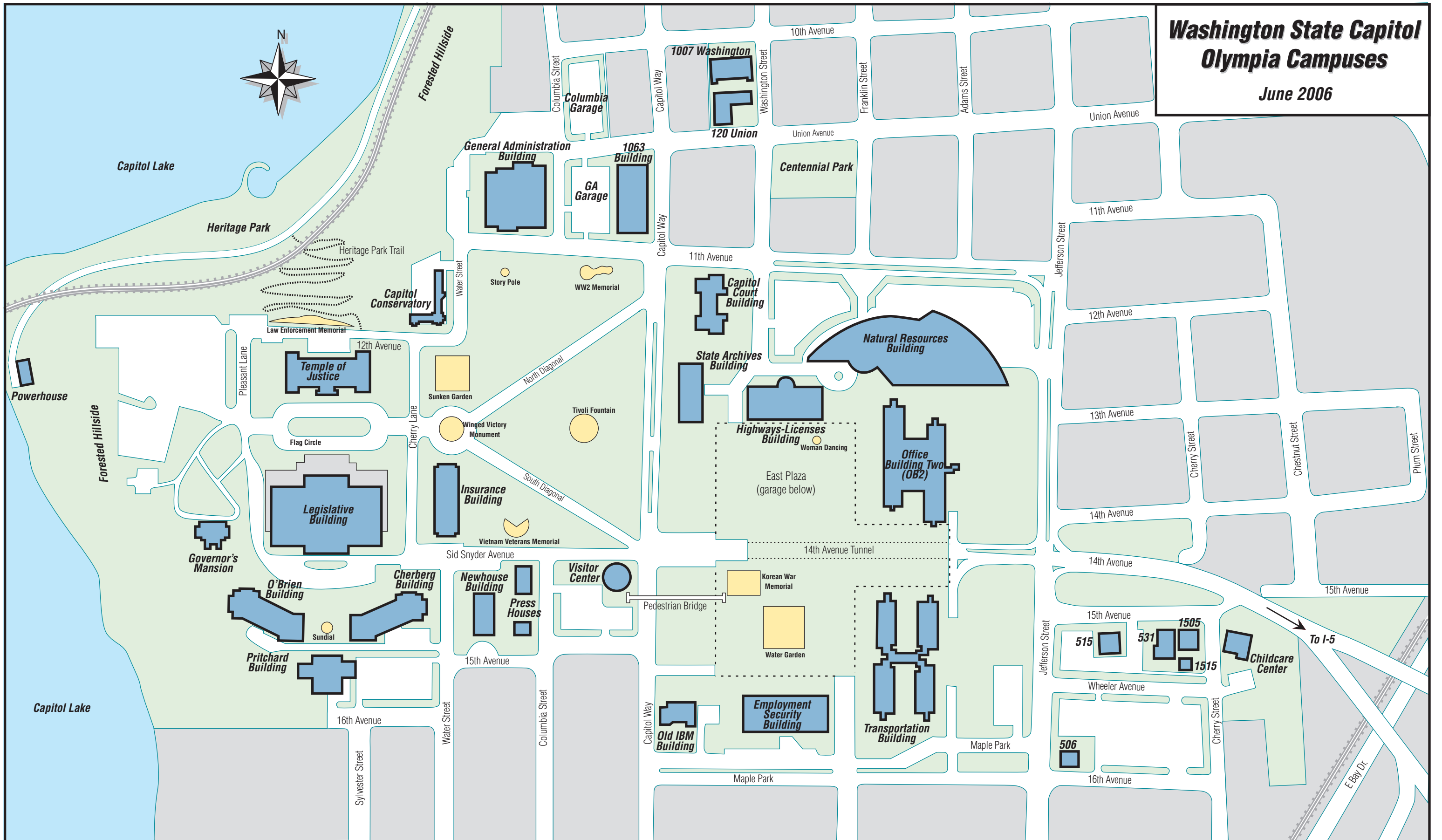
**Satellite Campus** – Refers to state-owned properties that house state agencies in a campus setting in Olympia's neighboring communities. Examples are the Tumwater and Lacey Satellite Campuses.

**Tumwater Satellite 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 Tumwater Boulevard (formerly Airdustrial Way).

**Lacey Satellite 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.

# Washington State Capitol Olympia Campuses

June 2006







Budd Inlet

Capitol Lake - North Basin

Heritage Park

Marathon Park

Sylvester Park

Centennial Park

Percival Cove

Capitol Lake - Middle Basin

OLYMPIA

TUMWATER

Interpretive Center

Capitol Lake South Basin

**Washington State Capitol and Capitol Parks**

- East Campus
- West Campus
- Capitol Park Lands
- Other State Property

June 2006

Map M-2

# The Function and Purpose of State Government Facilities

**C**onvenient and free access to our elected leaders and state agencies, along with safe and functional places for them to conduct their duties, are the two most fundamental reasons for the existence of government buildings and the grounds on which they are located.

## **PUBLIC USE AND ACCESS**

**Principle #1** of the Master Plan for the Capitol of the State of Washington, along with its supporting policies, confirms that government buildings and grounds, like government itself, should be *“of the people, by the people, and for the people.”*

## **DELIVERY OF PUBLIC SERVICES**

**Principle #2** and its supporting policies establish the basic criteria for where state government facilities should be located, what functions will operate out of them, and the space allocation within them. These primary factors ensure that government buildings support rather than hinder efficient and effective public services.



# Property Evaluation Report

## MODULAR BUILDING ASSESSMENT

### & CRITICAL REPAIRS

Project Number 2016-286

Tumwater, Washington



Washington State Department of Enterprise Services

by



Ehm Architecture Inc.  
1200 Fifth Avenue, Suite 1208  
Seattle, WA 98101

July 5, 2016

# **MODULAR BUILDING ASSESSMENT AND CRITICAL REPAIRS**

**Project Number 2016-286  
Tumwater, Washington**

## **Table of Contents**

<b>TAB</b>	<b>ITEM</b>	<b>Page</b>
1	Executive Summary	3
2	Architectoral	6
3	Mechanical	26
4	Structural	44
5	Electrical	60
6	Cost Estimate	68
7	Appendix	70
	Appendix 7A – Roof Inspection Report	71
	Appendix 7B – Dock Leveler Report	84
	Appendix 7C – Cooling Tower Calculations	87
	Appendix 7D – Mezzanine Storage Capacity Calculations	96
	Appendix 7F – Modular Building Racks Memorandum	114
	Appendix 7G – Investment Grade Energy Audit	116
	Appendix 7H – Sewer Piping Maps	169
	Appendix 7I – 1999 Isabella Bush Soils Report	176
	Appendix 7J – Tier 1 Seismic Study Checklist	180
	Appendix 7K – Tier 2 Seismic Study Structural Calculations	184



## EXECUTIVE SUMMARY

**Introduction:** Ehm Architecture was engaged by DES in March 2016 to perform a Building Assessment, to report on our findings and to make recommendations for emergency repairs. This assessment covers Architectural, Mechanical, Structural and Electrical Systems. Each recommended repair is listed as a separate line item, which includes estimated cost of repairs and priority level. The priority levels are offered for the benefit of DES, to assist with determination of which items will be included in its legislative funding request for its 10-year capitol plan.

**Architectural:** The original roof system was installed as part of the original building construction in 1980, was repaired in 1992 and was replaced in 2000. The roof repair has outlived its useful service life, and is recommended for full replacement. The exterior finish of the building has deteriorated over time, with minor damage to exterior insulating panels and failure of thermal and weatherproofing seals between panels. We recommend repair of damaged panels, replacement of panel seals and painting of the building exterior. Dock levelers have either outlived their useful service life, or require preventative maintenance and repair. Overhead rolling door assemblies have outlived their useful service life and need to be replaced.

Ship's ladders do not meet current building codes, and constitute a potential hazard to facility employees. They are therefore recommended for replacement. Concrete ramps, guardrails and Accessible Path of Travel at the building entry do not comply with ADA Accessibility and Building Code Regulations. They are recommended for replacement or reconstruction to achieve full compliance. Current site drainage and lack of storm drains in the parking lots result in ponding of water adjacent to the building and in the easterly parking lot. These conditions have significant potential to undermine the building foundation, and have accelerated degradation of the asphaltic parking lot. We recommend remedial grading with new paving at these areas.

**Mechanical –** Outside air is insufficient to control indoor fumes and odors from printing processes. Intake air volumes are recommended to be adjusted accordingly. Air handling units violate current State Energy Code, and are to be replaced. This replacement will require air terminal units and ductwork to be replaced as well. The cooling tower and hydronic system has outlived their useful service life, and should be replaced. Various components of the HVAC system are either in disrepair or are inadequate for their intended purpose. These items should be replaced. There are insufficient cleanouts for the main sewer line at the south side of the building and the four sewer laterals entering the building from the east, making inspection and maintenance difficult. We recommend installation of new cleanouts on the main sewer lines and laterals. Sanitary sewer main and lateral piping exhibit evidence of moisture and sedimentary intrusion at the joints. We recommend relining larger pipes and replacing smaller pipes. Some roof drain assemblies and rainwater leaders in the Low Bay area are not properly insulated, allowing heat loss through the piping. We recommend insulating those elements to improve overall energy efficiency.

**Structural –** The existing parapet is not adequate for fall protection and does not meet current building code for life safety. We recommend vertical extension of the parapet. Cooling tower fall restraint is inadequate, but this condition will be rectified through the planned replacement of the cooling tower with low-rise, roof-mounted cooling equipment. The mezzanine structural system is inadequate for posted loading capacity, so we recommend that the posted capacity be lowered to reflect the design capacity. Storage racks appear to be overloaded beyond their design capacities. We recommend limiting rack loading to maximum design capacity. The building's structural system is inadequate to resist code-prescribed lateral loading in a seismic event. Given the building use's importance in a significant, regional earthquake event and the State's need to keep it operational, we recommend structural retrofits to strengthen the building to code-prescribed levels.

**Electrical** – We recommend preventive maintenance of electrical equipment, to extend its useful service life and to prevent hot spots and overloads. Replacement of the power distribution system is not warranted at this time, and will continue to function with the system maintenance recommended. From among our recommended options to maintain, upgrade or replace the existing lighting system, DES has opted to maintain the existing lighting system.



# Next Century Capitol Campus Predesign Report

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Prepared for:  
Washington State Office of Financial  
Management

By: Department of Enterprise Services  
In cooperation with: UMC and MENG Analysis

May 8<sup>th</sup>, 2020

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## ACKNOWLEDGEMENTS

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# Table of Contents

<b>1. Executive Summary .....</b>	<b>1</b>
1.1 Introduction and Background.....	1
1.2 Responsiveness to Legislation .....	1
1.3 Project Overview.....	2
1.4 Project Objectives.....	2
1.5 Project Summary .....	2
1.6 Recommendation.....	4
<b>2. Problem Statement.....</b>	<b>7</b>
2.1 Project Objectives.....	7
2.2 Existing System .....	8
2.3 Project History .....	9
<b>3. Analysis of Alternatives.....</b>	<b>12</b>
3.1 Business as Usual Scenario .....	12
3.2 Decentralized System.....	12
3.3 Centralized System.....	13
3.4 System Selection Summary .....	14
3.5 Site Alternatives.....	14
3.6 Site Selection Summary .....	17
3.7 Summary of Life Cycle Cost Model Results .	17
<b>4. Detailed Analysis of Preferred Alternative ....</b>	<b>21</b>
4.1 Facility Requirements .....	21
4.2 Significant Components.....	22
4.3 Distributed Generation.....	23
4.4 Master Plan and Policy Coordination .....	23
4.5 Laws and Regulations .....	24
4.6 Problems for Further Study .....	25
4.7 Commissioning .....	26
4.8 Future Expansion.....	26
4.9 Delivery Method and Project Management ..	26
4.10 Schedule.....	27
<b>5. Project Budget Analysis .....</b>	<b>30</b>
5.1 Cost Estimates.....	30
5.2 Proposal Funding.....	31
5.3 Operations and Maintenance .....	32
5.4 Equipment.....	32

<b>A. Appendix.....</b>	<b>A1</b>
A.1 Predesign Checklist.....	A1
A.2 DAHP Letter.....	A4
A.3 LCCM Details.....	A5
A.4 Uniformat Level II Summary and C-100 ....	A20
A.5 High-Level Alternative Diagrams .....	A27
A.6 Legislation.....	A28
A.7 References .....	A31

# 1



## Executive Summary

# 1. Executive Summary

## 1.1 Introduction and Background

As the hub of state government operations, safeguarding the functionality of the Washington State Capitol Campus is crucial. A basic element of this functionality is ensuring the buildings are heated cooled, & powered so staff can work as efficiently as possible. Without heat or backup power, critical staff cannot execute their responsibilities.

The existing steam plant, which provides heating for most of the Capitol Campus buildings, is continuing to be used beyond its useful life. It is obsolete, hazardous to repair, and performs poorly—at roughly 34% efficiency. Furthermore, the plant’s location is vulnerable to extreme weather/seismic events, which are exacerbated by climate change, including flooding, landslides, and earthquakes.

Being aware of these problems, Department of Enterprise Services (DES) energy and maintenance staff and planners have worked to preemptively address these risks by analyzing alternative systems and sites to replace this critical infrastructure before a catastrophic failure occurs. This project is referred to as the Next Century Capitol Campus (NC3) project. The NC3 project seeks to renew this critical infrastructure to serve the Campus through the mid-21st century and beyond.

## 1.2 Responsiveness to Legislation

Not only will this project provide heating, cooling, and emergency power to multiple Campus facilities, it is also directly responsive to RCW<sup>1</sup> 70.235.050 (greenhouse gas emission limits for state agencies), RCW 43.21M.040 (incorporation of climate adaptation plans of action by state agencies), Executive Order 20-01 (state efficiency and environmental performance), and Senate Bill 5116 (supporting Washington's clean energy economy and transitioning to a clean, affordable, and reliable energy future). In response to a 2015-

2017 capital budget proviso, DES utilized the Energy Savings Performance Contracting (ESPC) program and selected UMC, Inc. to evaluate system alternatives that would meet efficiency improvement and environmental impact reduction goals.



*Figure 1: Steep Slope Adjacent to Central Plant*



*Figure 2: Aged Steam Distribution System*

UMC performed detailed monitoring and analysis of the current system and produced an Investment Grade Audit (IGA) and Energy Services Proposal (ESP). The preferred alternative is to install a centralized Combined Heat and Power (CHP) system adjacent to the OB2 building. A detailed analysis of possible sites is included in report section 3.5.

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<sup>1</sup> Full text of the RCWs is included in the Appendix. The full text of Senate Bill 5116 can be found at the following location: <https://app.leg.wa.gov/billsummary?BillNumber=5116&Initiative=false&Year=2019>

### 1.3 Project Overview

The NC3 project will be responsible for the heating, cooling, and power distribution infrastructure necessary to serve the Washington State Capitol Campus building facilities through the mid-21st century and beyond, in support of the Capitol Campus Master Plan. The NC3 project has been under development for several years, culminating in this predesign report which summarizes the process and recommends the preferred alternative.

As a state cabinet agency, DES is directed by aforementioned RCW and Executive Order to consider all opportunities to reduce the carbon footprint of the campus, integrate Continuity of Operations (COOP) criteria, and reduce operating costs. After nearly 100 years of service, the existing Capital Campus energy infrastructure, particularly the steam heating system, is at its end of life. It does not support the Capitol Campus Master Plan because it is inefficient and has no additional capacity. It cannot serve new facilities or renovations of existing facilities on the campus.

Analysis of the existing system has revealed a low overall operating efficiency of about 34% for the steam heating system. Though the carbon footprint of the Campus as a whole is at an all-time low, improving the system efficiency would lower the lifecycle cost of operations and further reduce carbon emissions.

In addition to the system itself being at end of life and risk of failure, the location of the system is also problematic. The main equipment for the current heating and cooling system is located in the Powerhouse on Capitol Lake, below West Campus. Analysis of this site has revealed significant risks of continuing to use the facility. Extreme weather events or natural disasters could disable the Powerhouse, causing loss of heating and cooling for connected buildings, threatening the continuity of government operations on the Capitol Campus.

### 1.4 Project Objectives

Each system alternative was analyzed against three primary project criteria which were brainstormed and agreed upon by DES, UMC Inc., and MENG Analysis. These primary criteria are:

- 1) **Continuity** of government
- 2) **Cost-effectiveness**
- 3) **Carbon** footprint reduction

Secondary objectives of this project include:

- Improving life safety of operating personnel
- Allowing for future growth
- Fuel flexibility and future technologies
- Demonstrating the feasibility of technology at a campus scale
- Emergency electrical power

### 1.5 Project Summary

This predesign report considers three system alternatives and examines technology that is available under each. High-level diagrams of energy transfer for each system (from utility to buildings) can be found in Appendix A.5.

The three system alternatives considered are:

- 1) **Business as Usual (BAU)**, which attempts to extend the life of the existing steam and chilled water district energy system.
- 2) **Decentralized**, which would provide heating, cooling, and power independently for each building.
- 3) **Centralized**, which would provide heating, cooling, and power for each building from a new, central plant.

In addition to the variety of potential systems and technologies, the equipment for these alternatives may be housed at a number of different sites.

The sites considered include:

- 1) The existing **Powerhouse (PH)** on the slope by Capitol Lake.
- 2) A building replacement at the **Archives Building (Arch)** site.
- 3) A new facility east of **Office Building 2 (OB2)** incorporating the existing 50 Level. (basement).

**Figure 3** shows pros and cons of each system.

**Figure 4** shows each system's responsiveness to legislation and project criteria.



	<b>New Centralized System</b>	<b>New Distributed System</b>	<b>Business as Usual (BAU)</b>
<b>Option Description</b>	<i>New Central Plant with heating, cooling, and backup power for Capitol Campus</i>	<i>Individual heating, cooling, and backup power equipment at each building on campus</i>	<i>Continued reliance on the Powerhouse, with aging existing steam system</i>
<b>Site Considerations</b>	<i>New site should be easy to access and connect to campus buildings. Site should have minimal physical risk factors in the event of a natural disaster.</i>	<i>Some buildings may not have space available to house the necessary equipment. Building modification to house equipment may not be feasible.</i>	<i>Existing site is vulnerable to damage in a seismic or extreme weather event.</i>
<b>System Type Considerations</b>	<i>Should be efficient, green, cost-effective, and safe. Offer both heating and cooling. Back-up power is an additional benefit</i>	NA	<i>Continue non cost-effective operations at low-efficiency and continuity of government risk.</i>
<b>Key Advantages &amp; Concerns</b>	<i>Single-site system is simpler to maintain. Significantly more efficient than the current system. Allows for future greener fuel source flexibility.</i>	<i>More equipment distributed across multiple buildings increases O&amp;M cost, and requires more FTEs to maintain.</i>	<i>New buildings by default would require their own equipment with separate maintenance. Requires specially trained O&amp;M staff to maintain and operate.</i>
<b>30-year Present Value Cost</b>	<i>\$386,293,573(natural gas) \$409,512,851(all electric)</i>	<i>\$413,407,448 (natural gas) \$429,273,467 (all electric)</i>	<i>\$391,768,514</i>

**Figure 3: System Advantages, Disadvantages, and Key Considerations**

<b>Responsive to Legislation?</b>			
RCW 70.235.050	✓	✓	X
RCW 43.21M.040	✓	✓	X
Executive Order 20-01	✓	✓	X
Senate Bill 5116	✓	✓	X
<b>Continuity</b>			
Reduced Risk of Failure	✓	✓	X
Future System Flexibility	✓	✓	X
<b>Cost</b>			
Reduce Maintenance Cost	✓	X	X
Minimal Construction Cost	X	X	✓
<b>Carbon</b>			
Reduce Carbon Emissions	✓	✓	X
Fuel Flexibility	✓	X	X

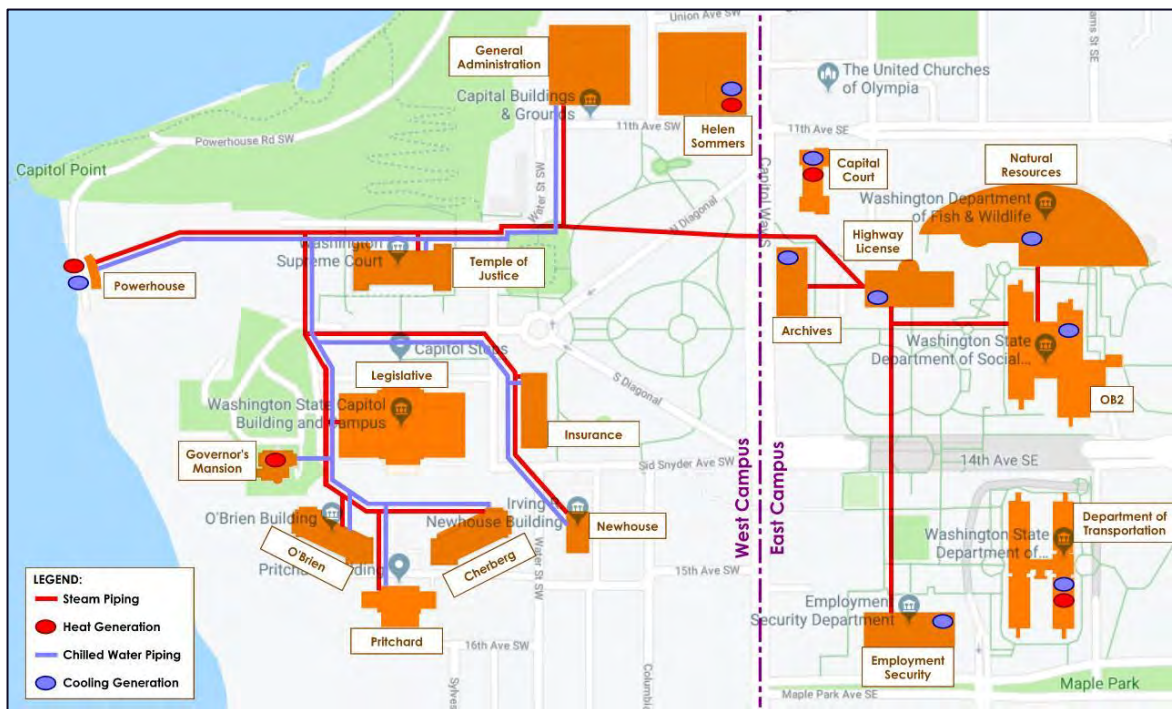
**Figure 4: Alignment with Legislation & Project Criteria**

## 1.6 Recommendation

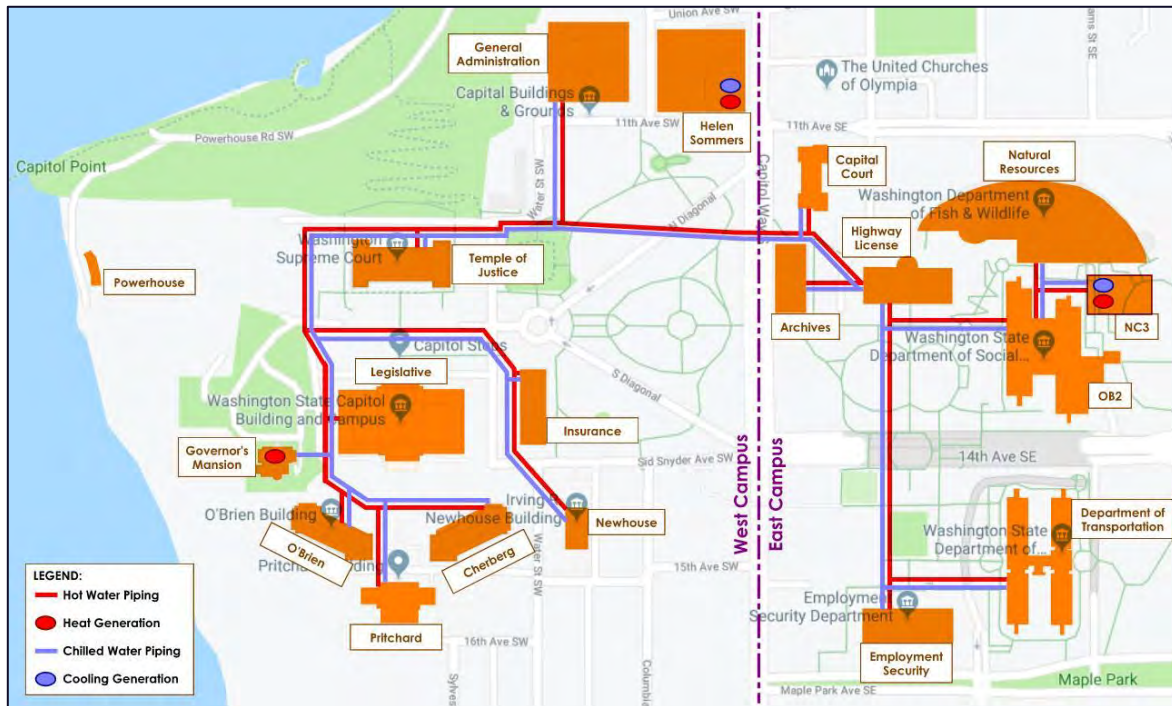
The recommended alternative is a centralized system with hot water and chilled water distribution to multiple buildings plus emergency power. The preferred technology is a combined heat and power (CHP) system. The preferred site for the new central plant for this system is east of OB2. This proposed plant will house the primary heating and cooling equipment for the entire Capitol Campus. Current and proposed system layouts are shown in **Figures 5 and 6**.

The CHP system will be based on a reciprocating engine generator, thermal energy storage (TES), high-efficiency hot water boilers, and a chilled water plant with heat recovery. The engine generator, initially to be fueled by natural gas, will provide hot water for heating Campus buildings and up to 2.6

MW of electricity. A significant benefit of a CHP system is the flexibility to adapt to future green energy sources. Future fuel options could include renewable fuels such as biogas, digester gas, hydrogen, or landfill gas. An insulated TES system will provide hot (and/or chilled) water storage for use during morning warm-up and peak demand. Diversity of heating and cooling loads across the Campus will be met by the integrated thermal system. Electric power production will offset existing utility purchases and provide increased Campus resiliency in the event of utility source power interruptions. Electric power production also has the capability of being expanded in the future to provide emergency power to buildings and displace the use of backup emergency generators across Campus.



**Figure 5: Distribution System Map (Business as Usual)**

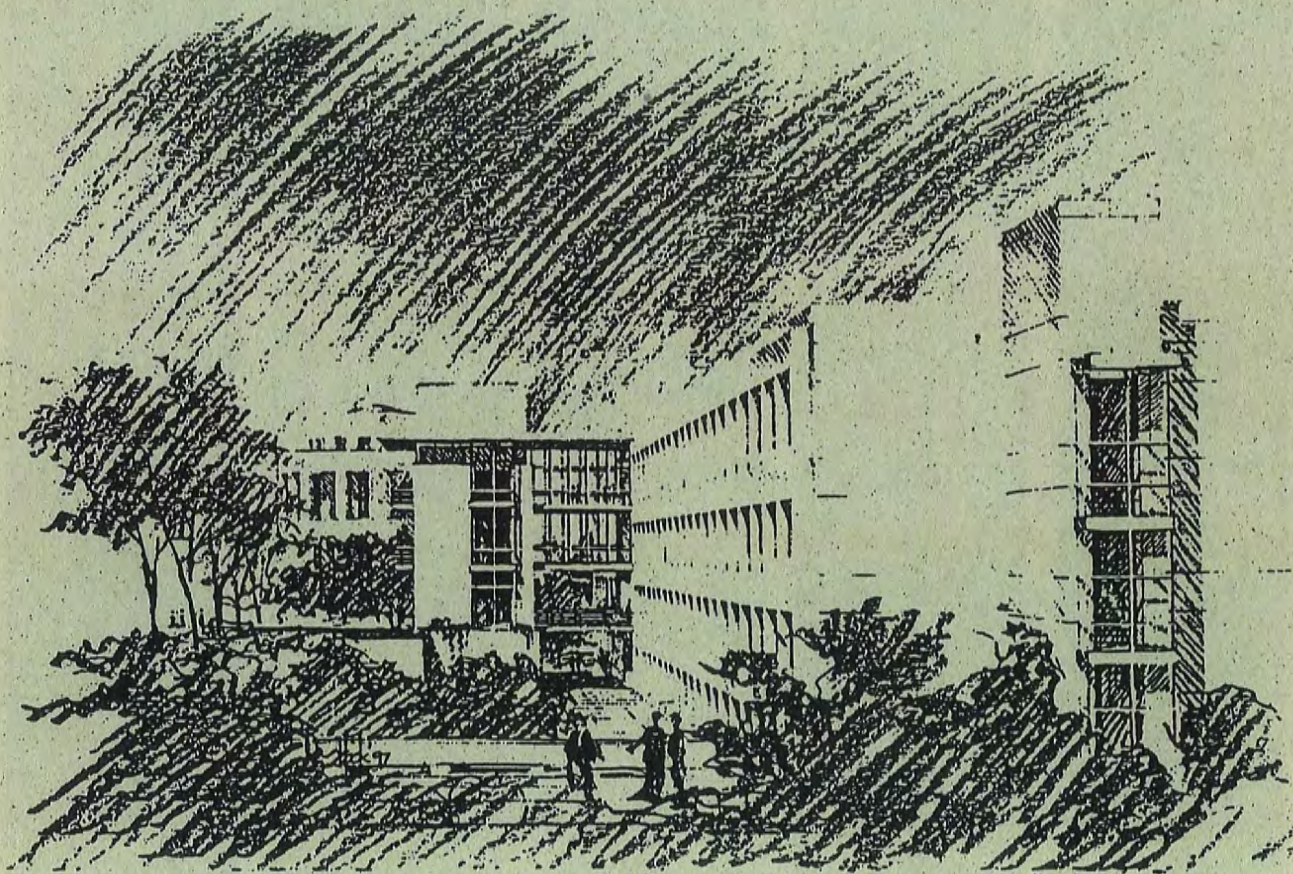


**Figure 6: Distribution System Map (Centralized Alternative)**



# OB - 2 Access and Circulation Improvements Predesign

August 18, 1997



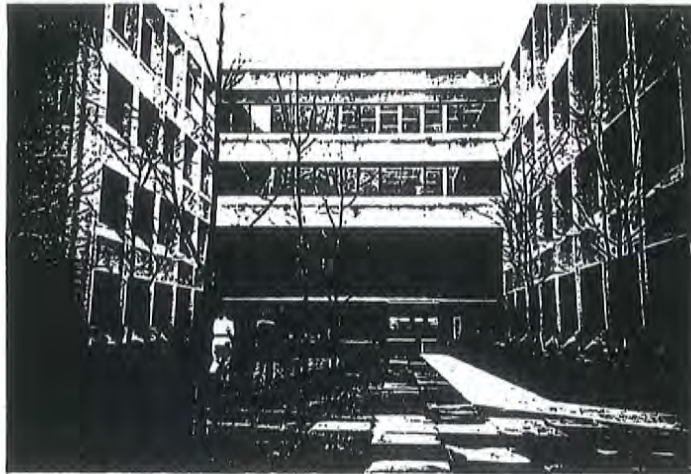
The Miller/Hull Partnership  
911 Western Ave., Suite 220  
Seattle, WA 98104  
(206) 682-6837



## I EXECUTIVE SUMMARY

### A. Purpose

The Office Building Two (OB-2) Access and Circulation Improvements Predesign was initiated to explore options for improving access and vertical and horizontal circulation within and around OB-2.



### B. Goals

The goals for this project were developed in conjunction with the Department of General Administration (GA) and the major building tenants, the Department of Social and Health Services (DSHS) and the Division of Information Services (DIS), as well as representatives from other agencies located in OB-2.

Life safety issues were not included in the initial scope of the project, but the need to meet two critical requirements became apparent as the project developed. It is the opinion of the City of Olympia's Building Department and Fire Department that OB-2 is unsafe in the event of an emergency. The building has a number of code deficiencies, including insufficient egress width and lack of adequate fire department access. As the project continued, improving life safety conditions for occupants of OB-2 became an increasingly important goal.

The project also includes integrating the Preferred Option with the East Capitol Campus Plaza Programming and Schematic Design, developed by EDAW. Phase I was completed in June.

OB-2 Access and Circulation Improvements Predesign  
EXECUTIVE SUMMARY  
PREDESIGN DOCUMENT

The **goals** for OB-2 Access and Circulation Improvements are:

- Replace Existing Escalators with New Open Stair and Elevators
- Improve Access and Circulation To and Within OB-2
- Increase/Maximize Useable Floor Area
- Address Current Life Safety Concerns
- Integrate Improvements with the East Campus Plaza Plan

In addition to life safety issues, there were other concerns and needs that were acknowledged, but are *not* addressed in this predesign study. These include:

NOT ADDRESSED

- complete seismic analysis/upgrade of OB-2
- tenant improvements in office areas of OB-2
- mechanical and electrical issues beyond those addressed in the predesign areas A, B, C, and D
- plaza improvements

### C. Process

The predesign process was divided into three phases: Phase I - Programming, Phase II - Option Development and Phase III - Documentation. Key components of the process were two workshops and several presentations. Participants included OB-2 staff from various agencies along with representatives from General Administration (GA), the Department of Social and Health Services (DSHS), the Department of Information Services (DIS), the Office of Financial Management (OFM), the Department of Transportation (DOT), Services for the Blind, the Capitol Campus Design Advisory Committee (CCDAC) and the State Facilities Accessibility Advisory Committee (SFAAC).

The Program Phase consisted of data gathering, examinations and analysis of the existing building and site conditions, and an assessment of the results and recommendations of two previous studies (Veninga & Salogga, 1992; Wieland Lindgren, 1996). The first workshop was held to discuss current building conditions, identify



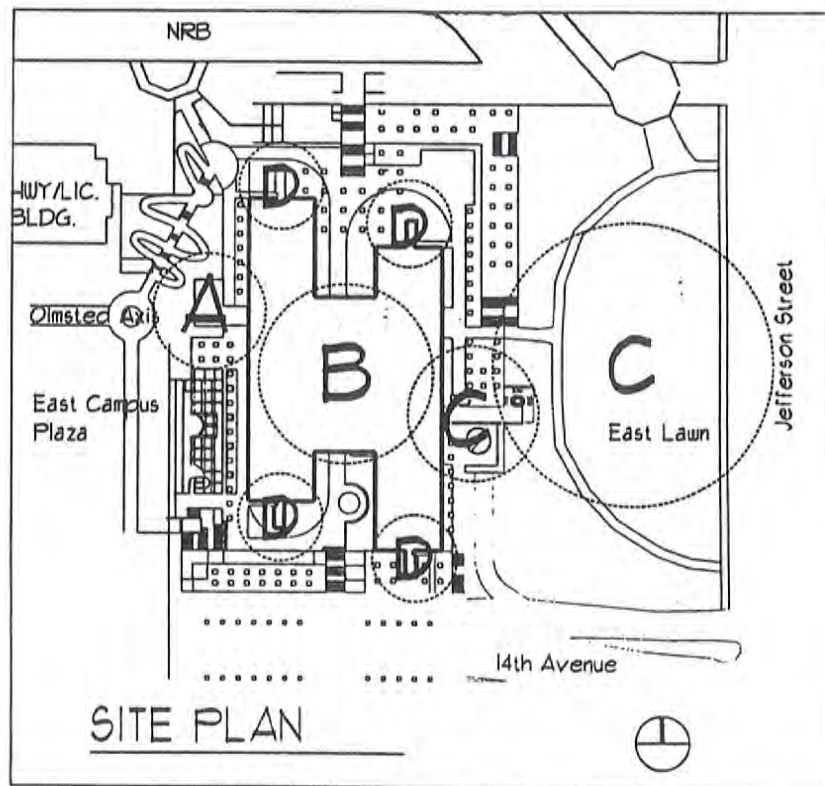
OB-2 Access and Circulation Improvements Predesign  
EXECUTIVE SUMMARY  
PREDESIGN DOCUMENT

problem areas and begin to brainstorm for possible solutions and improvements.

During Phase II, several improvement options were studied from a functional and relative cost standpoint. The options were discussed during the second workshop, and a Preferred Option was identified. Following a period of refinement, the final Preferred Option was presented to the workshop group on April 24, 1997. A final presentation of the Preferred Option was made to the DSHS Executive Committee, the State Facility Accessibility Advisory Committee (SFAAC) and the Capitol Campus Design Advisory Committee (CCDAC) on May 14, 1997.

#### D. Description of Preferred Option

The Preferred Option addresses the access and horizontal and vertical circulation issues identified during the workshop sessions. It incorporates both Building Department and Fire Department concerns for exit widths and access to the building, and is designed to be integrated with improvement plans currently underway on the East Campus Plaza.



The Preferred Option is summarized as follows:

**Area A - West Elevator/Stair Tower**

- Add(2) 7-stop elevators and stair tower on the west side of OB-2, serving the Service through 4th levels of OB-2 and levels D through F of the Plaza Parking Garage
- Improve access from NRB/Plaza Parking Garage to OB-2 at the Service Level
- Develop possible new entrance to cafeteria from sidewalk at service level parking area
- Create new entrance to OB-2 on west facade, with fire-rated corridor to north central lobby
- Develop connection with East Campus Plaza/Olmsted Axis

**Area B - Central Core/Lobby**

- Remove existing escalators
- Add new open stair serving Service through 4th levels
- Add new bridge connecting north and south lobby areas at each floor
- Provide entrance to restrooms from central lobby
- Add (3) 5-stop elevators in south lobby
- Upgrade existing freight elevator, designate for freight use only
- Move glazed wall at the north/south lobby areas (floors 1 and 2) to meet line of glazing above.
- Relocate reception area to north lobby on first floor
- Reclaim additional floor area for meeting space on floors 1 and 2
- Reconfigure conference space on floors 3 and 4
- Install new carpet and lighting throughout central core area

**Area C - East Elevator/Stair Tower, Jefferson Street Drop-Off**

- Add new 2-stop elevator/stair tower on east side of OB-2 from east lawn to the plaza level
- Add new stair tower serving levels 1 through 4
- Provide covered walkway from elevator/stair to east facade of building
- Create new entrance to OB-2 on east facade, with rated corridor to central lobby



- Provide area for fire department access
- Create drop-off area from Jefferson Street with accessible route to building entry

**Area D - Existing Exterior Stair Tower**

- Add glazing at ends of stair tower
- Improve quality of existing stair tower with new lighting and signage, provide new floor material, paint walls
- Glaze existing bridge connection to building

**E. Cost**

The cost for implementing the recommendations outlined in this Predesign can be summarized as follows:

• Area A	\$ 4,171,938 (MACC)
• Area B	\$ 3,954,961 (MACC)
• Area C	\$ 2,264,848 (MACC)
• Area D	\$ 863,427 (MACC)
<b>Total</b>	<b>\$11,255,174 (MACC)</b>

(MACC = Maximum Allowable Construction Cost)

The complete C-100 form and cost estimate breakdown can be found in Section V.

**F. Schedule**

Due to the uncertainty of when funding will be available for the project, a beginning date and subsequent dates for the various tasks and stages of the project cannot be predicted. The duration of various tasks and stages involved in the project has been developed and can be translated into actual dates once a starting date has been established.

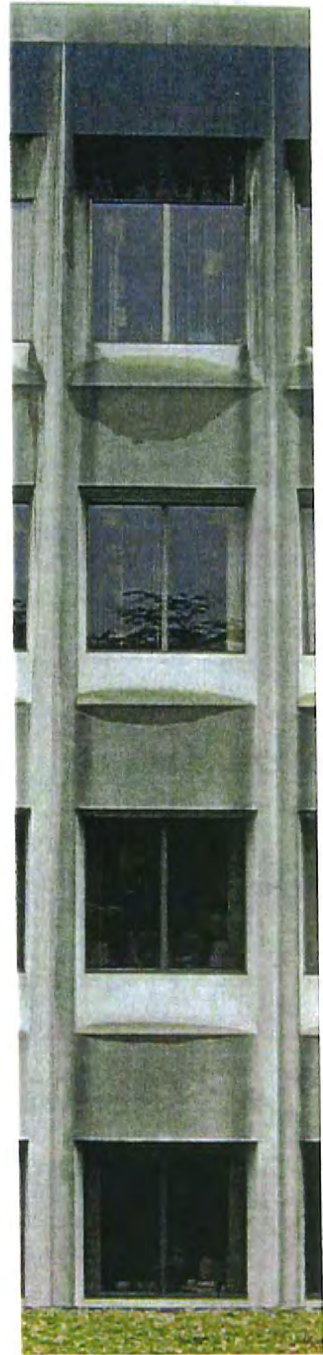
For greatest efficiency, design work on each of the areas in the Preferred Option should occur concurrently and be developed in one bid package. Construction phasing of the various areas described in the Preferred Option would be incorporated in the bid documents. The phasing plan would be broken down into two Phases - Phase I: Exterior (Areas A, C & D) and Phase II: Interior (Area B) work. Phase I should be completed first so that new vertical circulation elements (stairs and elevators) are in place before construction begins in the interior.

OB-2 Access and Circulation Improvements Predesign  
EXECUTIVE SUMMARY  
PREDESIGN DOCUMENT

The total project duration from the established start date is estimated as follows:

- Start date (TBD) Wk. 0
- End of Design Phase Wk. 52 (12 mo. from start)
- Construction Begins Wk. 60 (14 mo. from start)
- Phase I: Exterior Completed Wk. 112 (26 mo. from start)
- Phase II: Interior Completed Wk. 152 (36 mo. from start)

See Section II for further details regarding the Project Schedule.



**OB2**  
**Seismic Study and**  
**Cost Reevaluation**

July 13, 2006

## EXECUTIVE SUMMARY

### Project Intent

The recommendations of this report are intended to assist the GA in determining the extent of Seismic Upgrades to Office Building 2 (OB2) located on the Olympia Capitol Campus. This report is intended to assist the GA in the development of both the 10-year Plan and 2005-2007 biennium budget request. The costs estimates and construction impacts on current building tenants are described below.

Although other building improvements such as architectural, mechanical and electrical components, may be included in the next phase of work for the project (Phase V), the GA has chosen to update only the predesign level seismic analysis and structural improvement costs for this study.

The attached Seismic Study was completed by Degenkolb Engineers and includes analysis methodology, conclusions, and recommendations based on current requirements of the 2003 International Building Code and seismic requirements.

A previous seismic analysis and risk assessment was completed as part of the July 2000 predesign by AKB Engineers as part of a larger Predesign Design study for OB2. A copy of the seismic study portion of this earlier report, which utilized the 1997 Uniform Building Code, is attached as an Appendix to this report. The earlier study was completed prior to the February 2001 Nisqually Earthquake that resulted in damage to the building.

### Life Safety Performance Level

Based on GA requests, this study provides recommended improvements to OB2 to meet current FEMA 356 life safety standards.

GA has determined that the facility will not be considered an "Essential Facility", and seismic analyses to meet these higher standards are not included in this report. A further definition of Life Safety Performance is described in the attached report by Degenkolb.

Recommendations in this report for seismic improvements are different than those issued in the earlier report. The recommendations of this report propose less invasive repairs to the structure than the earlier report. As explained in the structural report, the analysis here was done based on the national standard for life safety in existing buildings, known as ASCE 31. Although this standard is similar to the life safety standards of new buildings, the standard provides for some exceptions and details that are not allowed under current codes. The previous report recommended upgrading the OB2 seismic system as if it were being built today.

A significant difference in this report and explained in greater detail by Degenklob, is the integration of the precast concrete panels at the exterior of the building as part of the seismic system for the building. These panels which form the exterior cladding and window openings for the building, have a great capacity to resist seismic forces. The panels are used to support the floors of the building, and are tied together to form concrete columns at each joint of the panels. ASCE 31 allows these panels to be

incorporate in a seismic analysis of the existing structure. If building the structure today, the building codes would not consider these panels in a seismic analysis.

The result of this different approach in the seismic analysis of the building, is a reduction in the needed structural improvement to meet the Life Safety Performance Level for the building, which equates to less costs and less tenant disturbances.

### **Construction and Impacts**

Based on the seismic improvements needed, it is anticipated that construction can be completed while OB2 is occupied. Construction and seismic repairs should be able to be completed on after office schedule with localized impacts and disturbances to building tenants. Construction hours would be from 6 pm to 6 am. Shut down of building systems (HVAC, electrical, and plumbing) may be required to relocate items in areas of work affecting structural improvements. Temporary construction partitions will be required at each of the improvements areas. GA and building tenants will need to coordinate the relocations of tenants and equipment in these areas during construction.

Inclusion of other building improvements (window replacements, mechanical upgrades, etc.) may have a greater impact on tenants and construction time than those needed for seismic improvements recommended here, and will need to be clarified in the next phase of project development.

A single-phased project is recommended with this work. However, due to off hour work requirements, tenant requirements for noise, access, and building system shut offs, an estimated construction duration of 8 months of construction time may be needed to complete the structural improvements and other GA elected improvements not described directly in this report.

### **Cost Estimate Assumptions**

Cost estimate for these structural recommendations is \$1,649,000.

Two options were provided to meet structural improvements – Option A using shotcrete – option B using carbon fiber. Shotcrete is the less expensive of the options and has an estimated cost of \$174,000.

The bulk of the costs shown here are non structural improvements that are needed to meet the Life Safety performance Level. Specific quantities to many of these non structural improvements were not available at the time of this report and allowances have been provided here.

Cost estimates have been completed using July 2006 dollars. Depending on funding approval, it is expected that the design and construction of the Seismic Improvements will be completed in the 2007-2009 biennium. The baseline cost estimate will therefore be escalated based on construction occurring between July 2008 and July 2009, using data-driven current market conditions to determine escalation rate factors. Any project scope delayed to future biennia will need to be further escalated



to anticipate costs at the time of construction. Determination of the escalation factor to be used for any deferred work will need to be established by GA.

Cost Estimates are provided assuming a single phased design/bid/build method of project delivery.

Hazardous material is known to exist in the project area, including asbestos in doors and in the VCT and/or mastic under the carpet. Hazardous material abatement costs **have not** been included in this cost estimate since it does not directly relate to these known material. GA will need to complete a lead paint and asbestos test on fire protection of steel in areas that directly affect existing steel components of the structure.

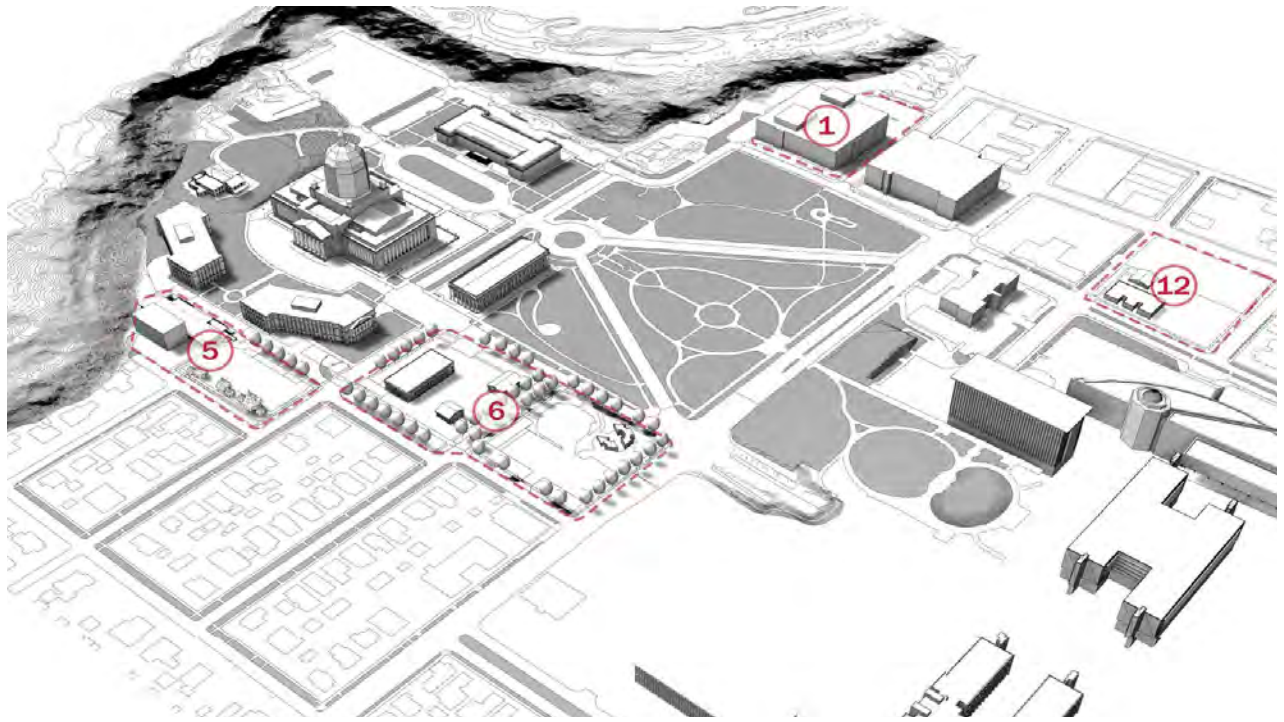
Some scope items, such as extensive seismic retrofitting, may not be able to be reasonably accomplished in and around occupied spaces. Costs associated with relocating employees, equipment and furnishings during construction will not be included in the cost estimate. These costs need to be generated by GA and/or the affected agency and should be factored into the overall budget scenario.

#### **Other Assumptions**

DIS, located in the service level, needs to remain in the building and fully operational 24 hours a day/ 7 days a week throughout any construction. The equipment and systems in DIS are sensitive to noise and vibrations. Any systems outages, especially power outages, must be pre-scheduled and pre-approved by DIS.

There are approximately 750 people working in OB-2, largely in either DSHS or DIS.





# STATE CAPITOL DEVELOPMENT STUDY OPPORTUNITY SITES 1, 5, 6 & 12

Pursuant to 2EH Bill 1115  
Section 1100 - Capitol Campus Predesign  
Section 1101 - State Capitol Master Plan

STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES  
PROJECT NO. 2016-918

01 March 2017

SCHACHT ASLANI ARCHITECTS | MITHUN

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# TABLE OF CONTENTS

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<b>EXECUTIVE SUMMARY</b>		<b>1</b>
<b>1</b>	<b>PROGRAM NEEDS</b>	<b>19</b>
	Overview	19
	Space Allocation Guidelines	19
	Legislative Offices	20
	Visitor Services	21
	Swing Space	22
<b>2</b>	<b>CAMPUS NEEDS</b>	<b>23</b>
	State Capitol History	24
	Jurisdiction	24
	Development Guidelines	24
	Parking	28
	Vehicular Access	30
	Infrastructure	30
<b>3</b>	<b>FACILITIES NEEDS</b>	<b>33</b>
	Opportunity Site 1	34
	Opportunity Site 5	38
	Opportunity Site 5	39
	Opportunity Site 6	43
	Opportunity Site 12	47
<b>4</b>	<b>CAPACITY ANALYSIS</b>	<b>51</b>
	Development Criteria	51
	Campus Planning Prototypes	54
	Project Budgets	55
<b>5</b>	<b>ALTERNATIVES ANALYSIS</b>	<b>63</b>
	Opportunity Site 1	65
	Opportunity Site 5	74
	Opportunity Site 6	87
	Opportunity Site 12	94
<b>6</b>	<b>DEVELOPMENT SCENARIOS</b>	<b>105</b>
	Scenario 1	106
	Scenario 2	108
	Scenario 3	110
	Schedule	112

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**APPENDIX - TABLE OF CONTENTS**

<b>1</b>	<b>HISTORY OF PREVIOUS STUDIES</b>	<b>A-03</b>
<b>2</b>	<b>SITE SUMMARY REPORT</b>	<b>A-11</b>
<b>3</b>	<b>CIVIL ENGINEERING REPORT</b>	<b>A-43</b>
<b>4</b>	<b>STRUCTURAL ENGINEERING REPORT</b>	<b>A-51</b>
<b>5</b>	<b>MECHANICAL/ELECTRICAL ENGINEERING REPORT</b>	<b>A-57</b>
<b>6</b>	<b>COST ESTIMATES</b>	<b>A-65</b>

## EXECUTIVE SUMMARY

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### INTRODUCTION

Under 2EHB 1115, the Washington State Legislature funded two related studies to provide planning for the state capitol campus in the 2015-17 Capital Budget:

#### CAPITOL CAMPUS PREDESIGN – SECTION 1100

- Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
- The predesign must identify potential tenants, project costs, and schedules.

#### STATE CAPITOL MASTER PLAN – SECTION 1101

- Identify potential development sites and infrastructure that may be needed for further development.

### STUDY GOALS

The buildings designated for study are aging structures with significant deficiencies. The GA, Pritchard and Newhouse Buildings all have critical health and life safety issues that should be addressed immediately.

Awareness of these problems has been the stimulus for multiple studies to renovate or replace the buildings over the past decade. However, proposed solutions have not aligned with available capital resources. The facilities continue to deteriorate.

A goal of this study is to offer a fresh look at the problem by offering strategic, cost-effective options that consider integrated development of multiple sites in order to meet program, parking and facility condition needs and take new approaches to planning issues like co-location and adapting historic resources to new uses.

The buildings designated for study align with four “Opportunity Sites” identified in the 2006 State Capitol Campus Master Plan:

- General Administration (GA) Building  
**Opportunity Site 1**
- Pritchard Building  
**Opportunity Site 5**
- Newhouse Building  
**Opportunity Site 6**
- ProArts site  
**Opportunity Site 12**

A goal of this study is to inform the master plan which did not identify specific uses or development strategies for the Opportunity Sites.

### PROCESS

In late April 2016, the Department of Enterprise Services (DES) selected Schacht Aslani Architects to prepare an abbreviated predesign study.

### STAKEHOLDERS

Stakeholders for the study included representatives from the Office of Financial Management (OFM), the Legislature, and DES. The process included outreach to City of Olympia officials and an open public meeting attended by Olympia residents. The consultant team made a presentation to the State Capitol Committee (SCC), held two informational meetings, and made a presentation to the Capitol Campus Design Advisory Committee (CCDAC).

## APPROACH

The process was organized around three phases of study.

### DISCOVERY

- Review of program information provided by the Legislature, OFM and DES.
- Master plan and site development studies related to the state capitol campus.
- Campus transportation and parking needs.
- Previous feasibility, predesign and design studies related to the four Opportunity Sites.
- Consultant team tours of the designated sites and buildings.

### ANALYSIS

- Assessment of existing facilities conditions.
- Evaluation of the maximum development capacity of each site in terms of gross square footage and parking counts.
- Evaluation of site infrastructure required to support development including parking, stormwater and utilities.
- Evaluation of alternative development concepts for each of the four Opportunity Sites including cost estimates.

### SCENARIO PLANNING

Preparation of scenarios that integrate development concepts for individual sites into strategies that leverage the resources of multiple sites to meet clearly identified program and parking requirements, deal with deficient facilities and provide cost-effective solutions.

## PRIOR PLANNING

Recent capitol campus studies that provide data and guidelines relevant to the four Opportunity Sites include:

- 2006 State Capitol Master Plan
- 2007 South Edge Sub-Campus Plan
- 2009 West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan
- 2014 West Capitol Campus Drainage Master Plan
- 2014 State of Washington Capitol Campus Transportation and Parking Study
- 2016 Capitol Campus Utility Renewal Master Plan Update
- 2016 Capitol Campus Combined Heat and Power Plant Proposal

All four of the Opportunity Sites have been the subject of multiple planning and design studies for the development of state office facilities.

### Site 1: General Administration Building

was the subject of five separate planning and design studies between 1992 through 2012 with the intent of replacing the GA Building with a new state office building. Plans for a 214,158 gross square foot Heritage Center project were taken through design development before the project was cancelled in 2010 as the state's capital resources fell during the recession.

### Site 5: Pritchard Building & Parking Lot

has been studied multiple times. Paul Thiry, the original architect, and others produced concept plans to expand the Pritchard Building. The Pritchard Building and the adjacent parking lot were studied three separate times between 2002 through 2006. Plans were developed to expand the 55,485 gross square foot building to 63,290 and construct a 210 car underground parking garage and public plaza.

### Site 6: Newhouse Building

has been studied for the development of new state office buildings going back to the 1970s. A 2007 feasibility report included a 55,000 gross square foot replacement for the Newhouse Building and a new, 150,000 gross square foot office building.



**FIGURE 1 STATE CAPITOL MASTER PLAN OPPORTUNITY SITES**

- |   |   |
|---|---|
| 1 General Administration Building & Parking Lot     | 7 Old IBM Building                                |
| 2 Conservatory                                      | 8 East of Transportation Building                 |
| 3 Mansion Parking Lot                               | 9 1500 Jefferson Street SE (developed)            |
| 4 West End of Flag Circle                           | 10 14th Avenue, North Side                        |
| 5 Pritchard Building and Parking Lot                | 11 Union & Washington                             |
| 6 Newhouse Building, Press Houses & Visitors Center | 12 ProArts Building, State Farm & Centennial Park |

- PREDESIGN OPPORTUNITY SITES**
- OTHER OPPORTUNITY SITES**

**Site 12: ProArts Building**  
 was studied in 2010. The predesign study included a 170,000 gross square foot state office building to replace the ProArts Building with 50 cars of underground parking.

These studies provide valuable information in terms of existing site and building conditions studies and identifying the development capacity for each site. A detailed summary of the studies is included in the Appendix.



## PROGRAM NEEDS

The Legislature, OFM and DES provided program information. OFM indicated that offices should be planned to allow shared use of facilities and resources by multiple agencies, adapt to change and accommodate the ongoing evolution of the contemporary workplaces.

Future development of agency offices was discussed, but a need was not identified as indicated in OFM’s 2017-23 Six-Year Facilities Plan, dated January 2017.

## LEGISLATURE

Legislative program needs include the following:

- overcrowding in the House’s offices;
- replacement of undersized Senate offices in the existing Newhouse Building; and
- space for legislative support services should be in close proximity to the legislature’s offices.

### Space Allocation Table

	EXIST'G	NEW	TOTAL
<b>HOUSE</b>			
Legislative Building	45,078	0	
O'Brien Building	78,224	0	
New Office Space	0	36,698	
ST NET SF			160,000
<b>SENATE</b>			
Legislative Building	38,292	0	
Cherberg Building	70,881	0	
Newhouse			
Existing	22,032	0	
Replacement	0	32,078	
ST NET SF			141,251
<b>LEG SUPPORT</b>			
Pritchard Building			
Existing	22,289	0	
Replacement	0	22,289	
Storage		3,000	
ST NET SF			25,289

## Gross Building Square Feet

Gross square feet are based on a 65% efficiency ratio.

	NEW NET SF	NEW GROSS SF
HOUSE	36,698	56,459
SENATE	32,078	49,350
LEG SUPPORT	22,289	34,285
<b>TOTAL</b>	<b>91,065</b>	<b>140,094</b>

Program needs should be fulfilled in close proximity to the Legislative, Cherberg and O'Brien Buildings to facilitate legislator and staff interaction, and leverage shared resources. Co-locating new offices and support space would allow shared use of resources such as meeting rooms and improve space use efficiency, adaptability and flexibility, initial and life cycle costs.

## VISITOR SERVICES

Existing facilities do not have the capacity to accommodate the high volume of individuals and groups that seek access to the capitol campus to engage with their state’s government.

2,500 school children were denied tours in 2015. 150 event requests were denied during the 2015 Legislative Session. There is limited space for large groups to assemble other than on campus lawns which is challenging during inclement weather and impacts the landscape. Restroom capacity is not adequate to accommodate assemblies, events, and tour groups.

Visitor support functions take place in makeshift spaces inside buildings, congesting hallways, and detracting from the historic environment. Visitor services and public amenities are scattered across campus. Centralizing these functions would improve access and functionality.

DES outlined program needs for a consolidated Visitor Services Center. These include a welcome center for visitor orientation; an education center for exhibits, presentations and lectures; a visitor’s area with internet access for people visiting the Capitol to meet with legislators, officials, and staff; and event, conference and meeting space for groups of twenty to 100 or more.

## SWING SPACE

The 2017-2027 Capital Plan for the capitol campus includes the phased, major renovation of five office buildings. Space must be vacated during construction which means that 90,000 to 180,000 rentable square feet of swing space is needed to temporarily house state employees.

Market research indicates that adequate commercial space is not available to provide the required swing space. Even if commercial space was available the cost of tenant improvements to occupy it would be lost after the renovations are completed and the leased space is vacated. The construction of a state owned office on state property could meet the projects' swing space needs and be subsequently used to house state agencies.

## CAMPUS NEEDS

The State Capitol is an important cultural resource. The historic west campus was planned and designed by Wilder & White, Architects and the Olmsted Brothers. The Legislative Building forms the center of the historic capitol group, and is surrounded by the Temple of Justice, the Insurance, O'Brien and Cherberg Buildings, and the Governor's Mansion. Development was focused here through the end of the 1950s. Subsequently, agency office buildings were erected on the east campus.

The state has authority to regulate land use at the State Capitol.

## DEVELOPMENT GUIDELINES

The 2006 State Capitol Master Plan and subsequent, related studies provide guidelines for site and building development.

## USES

The master plan identifies the importance of maximizing opportunities for public use and access. It calls for an assessment of the highest and best use of the Opportunity Sites and encourages co-location of services to maximize efficiency.

The master plan indicates that buildings on Opportunity Sites 5 and 6 should host functions

critical to effective operation of Legislative Building activities. Uses in buildings on Site 1 should relate to the effective operation of the functions in the Legislative Building. Uses on Site 12 should be related to state agencies, executive branch offices and other activities related to functions on the west campus.

## SURROUNDING NEIGHBORHOODS

The master plan calls for improved pedestrian connections between the capitol campus and the historic residential neighborhood to the south and downtown Olympia to the north.

## HEIGHT AND SETBACKS

The master plan establishes height limits for east and west capitol campus development.

## VIEW CORRIDORS

Buildings on the west campus should be sited to preserve views looking to the Legislative Building from surrounding vantage points, including Capitol Lake/Lower Deschutes Watershed, downtown Olympia and the South Capitol Neighborhood. Views looking out to the Olympic Mountains, Capitol Lake/Lower Deschutes Watershed, and Mount Rainier to the east should also be protected.

## PARKING

### Parking Studies

During legislative sessions, the parking supply on the capitol campus is not adequate to meet current vehicular demand from legislators, staff, agency employees, visitors and others.

The 2014 State of Washington Capitol Campus Transportation and Parking Study stated that the capitol campus is at the limits of practical capacity during legislative sessions. It indicated that demand during session would exceed capacity with the completion of the 1063 Capitol Way Block in 2017, adversely affecting circulation to and within the campus.

The 2014 study provided a Transportation Management Demand Plan to reduce the number of single occupancy vehicles on the capitol campus and comply with the requirements of RCW 70.94.521-557 for Transportation Demand Management and the 2006 Commute Trip Reduction (CTR) Act. Achieving the goals of the plan is difficult due to the

current low cost of parking on campus, low gas prices and the desire to park immediately adjacent to buildings all of which encourage single occupant vehicle use.

Parking sprawl has a negative impact on the historic landscape character of the west campus. Vehicle parking is provided in the open spaces around the Legislative, Cherberg and O'Brien Buildings. Incremental addition of surface parking has resulted in a loss of landscaped areas.

### **Parking Demand Calculations**

New development must include parking capacity to meet the needs of the campus. Two measures are used to calculate parking demand for new projects. Requirements for legislative and agency offices are given by the joint plan adopted by the Interagency CTR Board in 2011 which calls for drive alone capacity for 63.8% of occupants, carpool/vanpool capacity for 18.6% of occupants and an additional 10% for visitor parking directly related to the use of the building. The City of Olympia's CTR guidelines are used for assembly occupancies which are 3.5 stalls per 1,000 gross square feet minus 10%.

### **Cost of Parking Facilities**

The cost of parking facilities has a significant impact on development costs. Reducing demand is the first step to reducing costs. Surface lots are the least expensive and most flexible method of providing parking capacity. They allow for future, more intensive development of the site. Structured above grade and below grade parking are significantly more expensive, fixed methods.

### **VEHICULAR ACCESS**

Consolidating vehicular and services access on Sid Snyder Ave. and 11th Avenue enhances the sense of arrival on campus and minimizes impacts on surrounding urban neighborhoods. This is particularly important on the south edge which is a transition to the adjacent residential neighborhood.

## **INFRASTRUCTURE**

Stormwater, heating, cooling and power for Opportunity Sites 1, 5 and 6 are currently provided by a mix of dedicated campus systems and City of Olympia systems. Managing stormwater on site, with discharge to Capitol Lake/Lower Deschutes Watershed, reduces development impacts to Olympia's sewer system and complies with National Pollutant Discharge Elimination System standards.

Current planning efforts, including the Capitol Campus Utility Renewal Master Plan Update and the Campus Combined Heat and Power Plant Proposal are focused on providing dedicated campus systems to serve these sites to reduce reliance on city systems, initial and operational costs.

The stormwater outfall pipe for the 1063 Capitol Way Block was sized to accommodate future development of Site 1. Sites 5 and 6 will connect to systems defined by the West Capitol Campus Master Drainage Plan.

Stormwater and utilities for Opportunity Site 12 (ProArts) are connected to city systems. The site is remote from campus utility services and should continue to be served by city infrastructure.

## **FACILITY NEEDS**

### **SITE 1: GENERAL ADMINISTRATION BUILDING**

Completed in 1956, the six-story, 282,682 gross square foot building is designated as a state capitol historic facility and listed on the National Register of Historic Places.

#### **OCCUPANCY**

The building is 55% vacant. It will be fully vacated and mothballed at the completion of the 1063 Capitol Way Block project in 2017.

The City of Olympia building official issued a letter in May 2013 stating that his office considered the GA Building to be unsafe and cited the 2009 IEBC, Section 115 - Unsafe Buildings and Equipment. He stated that any increase of occupant load or an expansion, re-configuration or addition to the building would require that the structure be restored to a safe condition using current codes.





### EXISTING CONDITIONS ASSESSMENT

Any improvements that extend the life of the building will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

The building envelope does not meet energy code. Exterior stone cladding on the book stacks is failing. The potential for stone panels to fall off the building represents a life safety hazard. The 2008 study indicated that the situation should be addressed immediately and indicated that the project cost would likely be several million dollars.

Structural systems do not meet code. The building's lack of strength, ductility and continuity could lead to a partial collapse in a major earthquake. Structural damage from the 2001 Nisqually Earthquake was not repaired. Fatigue due to age and past seismic events negatively impacts the building's capacity to resist future earthquakes.

Mechanical, electrical and plumbing systems do not meet code and are at the end of their service life. Fire sprinklers serve only a portion of the building and must be extended to entire facility. The emergency generator for life safety systems is at capacity and must be replaced.

### COMMENTS

The historic Pritchard Building is an important component of the historic west capitol campus. It needs to be comprehensively renovated to extend its service life. However, past studies have not been able to identify a cost-effective strategy for adapting the book stacks to a new use, which is a constraint to developing a project that provides the necessary building improvements.

### SITE 6: NEWHOUSE BUILDING

Built as a temporary facility, the 25,000 gross square foot building was completed in 1934 and is eligible for listing on the National Register of Historic Places.

The Carlyon House and Ayers Duplex, known as the Press Houses and the Visitor and Convention Bureau's Visitor Information Center are also located on Opportunity Site 6 but were not designated for a facilities needs assessment.

### OCCUPANCY

The Newhouse Building provides office and support space for thirteen Senators.

### EXISTING CONDITIONS ASSESSMENT

Any improvement that extends the life of the building will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

The building envelope does not meet energy code. It allows rainwater to infiltrate the building.

Structural systems do not meet code. Inadequate masonry anchorage creates a safety hazard from falling brick at building exits. The exterior walls do not provide adequate resistance to lateral forces which may lead to interior damage that impedes safe exiting in an earthquake.

Mechanical, electrical and plumbing systems do not meet code. Ad hoc HVAC systems simultaneously heat and cool, increasing energy use and decreasing occupancy comfort. The domestic water piping is corroded, leaks and provides poor water quality. Sanitary sewer piping is combined with the storm water system. Sewer gas backs up through abandoned fixtures impacting indoor air quality. Storm water backs up causing the lower level to flood. Water infiltrating exterior walls creates a life safety issue for electrical wiring and devices. The fire alarm system is inadequate and constitutes a life safety hazard.

### COMMENTS

The Newhouse Building has significant health and life safety hazards. It should be replaced. Development planning for Site 6 should consider relocation of the Press Houses.

### SITE 12: PROARTS BUILDING

Opportunity Site 12 was purchased by the state in 2008 to provide long term development capacity on the capitol campus. It contains two buildings: the 11,000 gross square foot Professional Arts Building which was completed in 1959 and the 1,500 gross square State Farm Building which was completed in 1953. Neither building is eligible for listing on National Register of Historic Places.

The site includes Centennial Park which contains the Daniel J. Evans Tree.

**OCCUPANCY**

Space on ground floor of the ProArts Building is leased. DES Grounds & Maintenance occupies the lower floor of the ProArts Building.

**EXISTING CONDITIONS ASSESSMENT**

The buildings were not evaluated as part of this study.

**CAPACITY ANALYSIS**

Each of the four sites was evaluated for its development capacity in response to the State Capitol Campus Master Plan’s goal of identifying the “highest and best use for each site,” recognizing that development capacity and highest and best use may represent different scenarios depending upon circumstance.

**DEVELOPMENT CRITERIA**

**Office Types**

The legislature typically requires a mix of closed and open offices, and conference, meeting and hearing rooms. Agencies typically require open offices, some closed offices and shared resources for work, conference and meeting rooms.

**Workplace Design Principles**

Planning is based on the evolving nature of the contemporary workplace. Workspaces are sized to meet the needs of permanent and transient staff. Common spaces and shared resources promote teamwork and collaboration. Temperature controls, daylight and views are designed to improve employee performance.

**Adaptability and Flexibility**

Space is planned to provide adaptability to changes in program. Co-locating departments and agencies increases space use efficiency.

**Phasing**

Planning is based on a modular approach that allows for phased development in relation to program needs and capital resources.

**Scale**

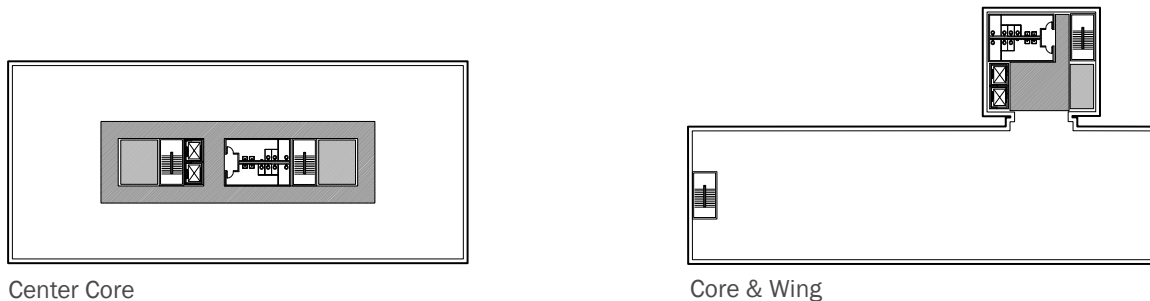
Development is compatible with the scale of the historic campus and surrounding neighborhoods.

**CAMPUS PLANNING PROTOTYPES**

Office building types including examples from the capitol campus such as Cherberg, the Transportation Buildings, and the 1063 Capitol Way Block were studied as a basis for planning on the Opportunity Sites. This led to the development of two building options that were used to test development capacity. Both maximize daylighting and efficiency of use.

The “center core module” is 90’ wide bar with circulation and services in the center and offices around the perimeter. The footprint relates to width of the O’Brien and Cherberg Buildings.

The “core and wing module” is a 60 - 75 foot wide bar with circulation and services attached to one side. The organization is similar to the Transportation Building.



**FIGURE 3** DEVELOPMENT PROTOTYPE MODULES

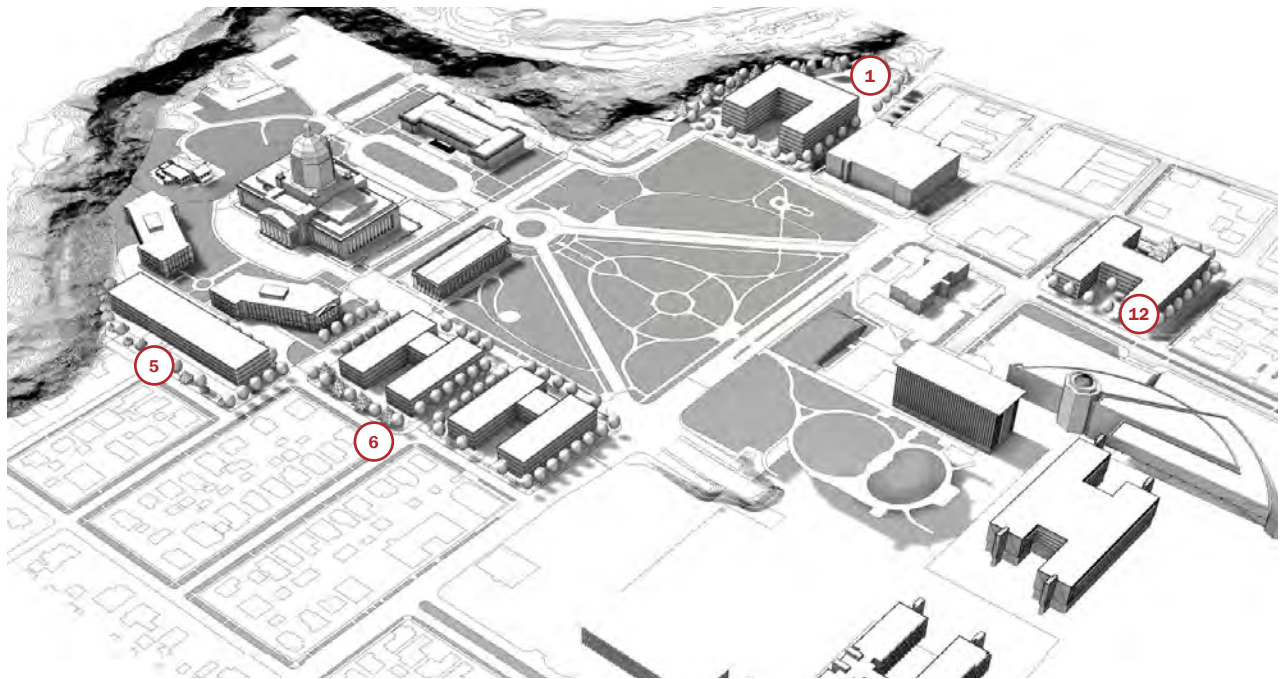


FIGURE 4 OPPORTUNITY SITES, MAXIMIZED CAPACITY DEVELOPMENT

**DEVELOPMENT CAPACITY**

Development capacity for each site was evaluated based on development constraints, application of the campus planning modules and comparison with prior planning studies.

**Opportunity Site Development Capacity**

	<b>BUILDING</b>	<b>* PARKING</b>
<b>SITE 1</b>	7 stories	
GA Building	274,750 gsf	420 cars
<b>SITE 5</b>	4 stories	
Pritchard & Parking Lot	144,000 gsf	420 cars
<b>SITE 6</b>	4 stories	
Newhouse & Visitor Center	265,000 gsf	840 cars
<b>SITE 12</b>	5 stories	
ProArts & Centennial Park	225,000 gsf	840 cars

\* Based on four, below grade levels

**ALTERNATIVES ANALYSIS**

The alternatives analysis addresses a range of development options for each of the four Opportunity Sites. The alternatives respond to identified program needs for the legislature, visitor services and swing space as well as future needs for agency offices. They align with guidelines provided by the State Capitol Master Plan and related studies. They address deficient facilities on each of the four Opportunity Sites. Do nothing alternatives were included as interim strategies to provide phasing options for development.

Parking capacity for the alternatives was calculated on the basis of four levels of below grade parking to account for operational and cost efficiency. As a result they may be lower or higher than targets for parking capacity based on occupancy.

**OPPORTUNITY SITE 1: GENERAL ADMINISTRATION BUILDING**

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
1.A	Mothball existing building	Does not address deteriorating envelope, seismic, other deficiencies.	283,865 gsf * \$0	0 \$0	\$0M
1.B	Replace with surface parking. Demolish existing building.	Serves unmet parking demand from 1063 Capitol Way Block and west campus. Maintains opportunity for subsequent development of site.	- \$0	305 cars \$11.3M	\$11.3M
1.C	Renovate for multi-tenant office building. Develop off-site, below-grade parking facility to accommodate parking demand.	Renews historic building, space use efficiency may be compromised by existing column spacing, requires off-site parking.  Assumes an atrium is cut through the center of the building to provide adequate daylighting within the deep floor plates which reduces the gross square feet of the facility by about 32,000 gross square feet.	251,000 gsf \$139.8M	** 420 cars \$50M	\$189.8M
1.D	Replace with multi-tenant office building with below grade parking.	Same gross square feet as Option 1.C to allow direct comparison. Additional square footage to maximize capacity is an additional cost.	251,000 gsf \$150.0M	420 cars \$46.5M	\$196.5M

\* \$472,000 annual operating cost

\*\* Parking accommodated off-site



**OPPORTUNITY SITE 5: PRITCHARD BUILDING**

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
5.A	Do nothing.	Does not address deteriorating envelope, seismic, other deficiencies.	55,485 gsf \$0M	* 93 cars \$0	\$0M
5.B	Renovate for conference/event center. Demolish library stacks.	Impact on landmark needs further study.	22,000 gsf \$15.0M	* 93 cars \$0	\$15.0M
5.C	Renovate for visitor services. Comprehensive renovation and addition to Pritchard Building.	High cost given limited size and flexibility of facility.	53,000 gsf \$43.0M	* 93 cars \$0	\$43.0M
5.D	New legislative office building on parking lot with below grade parking.	Provides space for either the House or the Senate's needs. Does not address the Pritchard Building.	75,600 gsf \$50.0M	210 cars \$25.6M	\$75.6M
5.E	Expand or replace Pritchard Building for co-located House and Senate office building with below grade parking.	Provides space for both the House and Senate, addresses Pritchard Building. Impact on landmark and adjacent neighborhood require further study.	144,000 gsf \$90.7M	420 cars \$47.3M	\$138.0M

\* Existing surface parking

**OPPORTUNITY SITE 6: NEWHOUSE BUILDING**

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
6.A	Replace with legislative office building with below grade parking.	Provides space for either the Senate or the House's needs.	75,600 gsf \$54.0M	210 cars \$25.6M	\$79.6M
6.B	Replace with co-located House and Senate office building with below grade parking.	Provides space for both the House and Senate's needs. Impact of distance from other House offices requires further study.	132,500 gsf \$84.7M	420 cars \$46.3M	\$131.0M
6.C	Replace with surface parking. Demolish Newhouse, relocate Press Houses and Visitor Center.	Surface parking solution has modest cost, allows for long term development flexibility.	0 gsf \$0	350 cars \$4.4M	\$4.4M

**OPPORTUNITY SITE 12: PROARTS SITE**

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
12.A	Do nothing.	Existing buildings are functional for service to current operations	12,782 gsf \$0	57 cars \$0	\$0
12.B	Replace with multi-tenant office building with below grade parking (half-block development).		148,000 gsf \$92.3M	420 cars \$46.3M	\$138.6M
12.C	Replace with multi-tenant office building with below grade parking (full block development).	Requires demolition of state park and Daniel J. Evans Centennial Tree, a coast redwood planted around the time Washington achieved statehood.	225,000 gsf \$130.0M	840 cars * \$79.8M	\$209.8M
12.D	Replace with surface parking. Demolish ProArts and State Farm Buildings.		-	100 cars \$1.2M	\$1.2M

**DEVELOPMENT SCENARIOS**

The scenarios test the potential of multi-site development strategies to address program, campus and facilities needs and minimize project costs. They represent three different approaches, among many, for considering the possibilities identified in the alternatives analysis.

All scenarios meet the identified program needs for legislative offices and parking capacity to support development. Options include:

- Separate and co-located offices for the House and Senate,
- below grade and surface parking, and
- alternatives to meet identified needs for visitor services and parking capacity.

The concepts of co-locating House and Senate offices and adapting Pritchard to a new use by dramatically transforming the building are new and have not been proposed in previous studies.

**SCENARIO 1: SEPARATE HOUSE & SENATE OFFICES ON SITES 5 & 6**

**Base Project**

	SCOPE	COST
5.D	New legislative office building on Pritchard parking lot with below grade parking.	\$75.6M
6.A	Replace Newhouse with legislative office building with below grade parking.	\$79.6M
1.A	Mothball existing GA building	\$0
5.A	Pritchard Building - do nothing	\$0
12.A	ProArts site - do nothing.	\$0
	151,200 GSF 420 cars	\$155.2M

**NOTES**

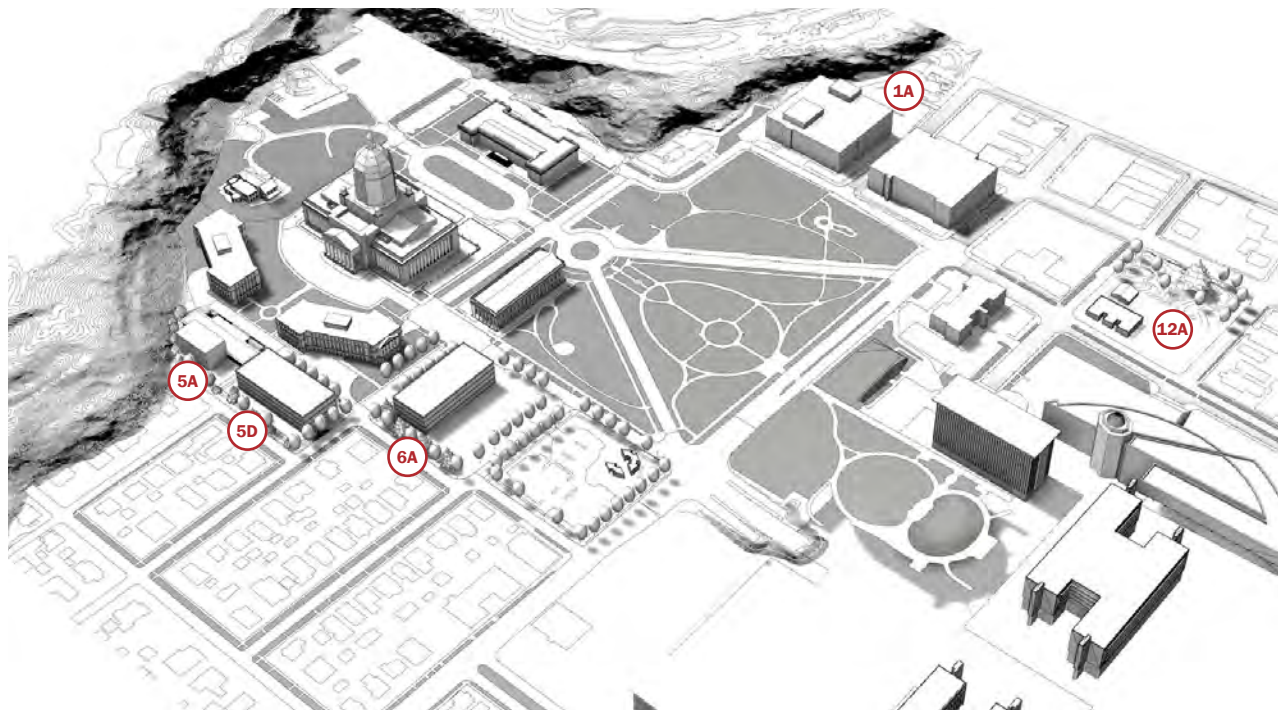
Separate House and Senate office buildings echoes the relationship of the Cherberg and O'Brien Buildings. The volume of the new buildings is comparable in scale to the existing legislative office buildings and the Insurance Building.

Constructing separate facilities, each with their own underground parking is the most expensive solution.

GA Building is mothballed at an annual cost of \$472,000. Nothing is done at Pritchard or ProArts.

**Alternates**

	SCOPE	COST
5.B	Renovate Pritchard for 22,000 GSF conference/event center.	\$15.0M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M



**FIGURE 5 DEVELOPMENT SCENARIO 1**



**SCENARIO 2: CO-LOCATE HOUSE & SENATE OFFICE BUILDING ON SITE 6, BELOW GRADE PARKING**

**Base Project**

	SCOPE	COST
6.B	Replace Newhouse with co-located House and Senate office building with below grade parking.	\$131M
1.A	Mothball existing GA building	\$0
5.A	Pritchard Building - do nothing	\$0
12.A	ProArts site - do nothing.	\$0
	132,500 GSF 420 cars	\$131M

**NOTES**

Co-locating the House and Senate offices in a larger building creates a scale relationship with the 1063 Capitol Way Block and GA Building to the north, clearly defining the edges of the great, central campus lawn. Separate office wings will give each house an identity while reducing the building scale to the adjacent residential neighborhood.

Constructing a single facility significantly reduces the project cost.

GA Building is mothballed at an annual cost of \$472,000. Nothing is done at Pritchard or ProArts.

**Alternates**

	SCOPE	COST
5.B	Renovate Pritchard for 22,000 GSF conference/event center.	\$15.0M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

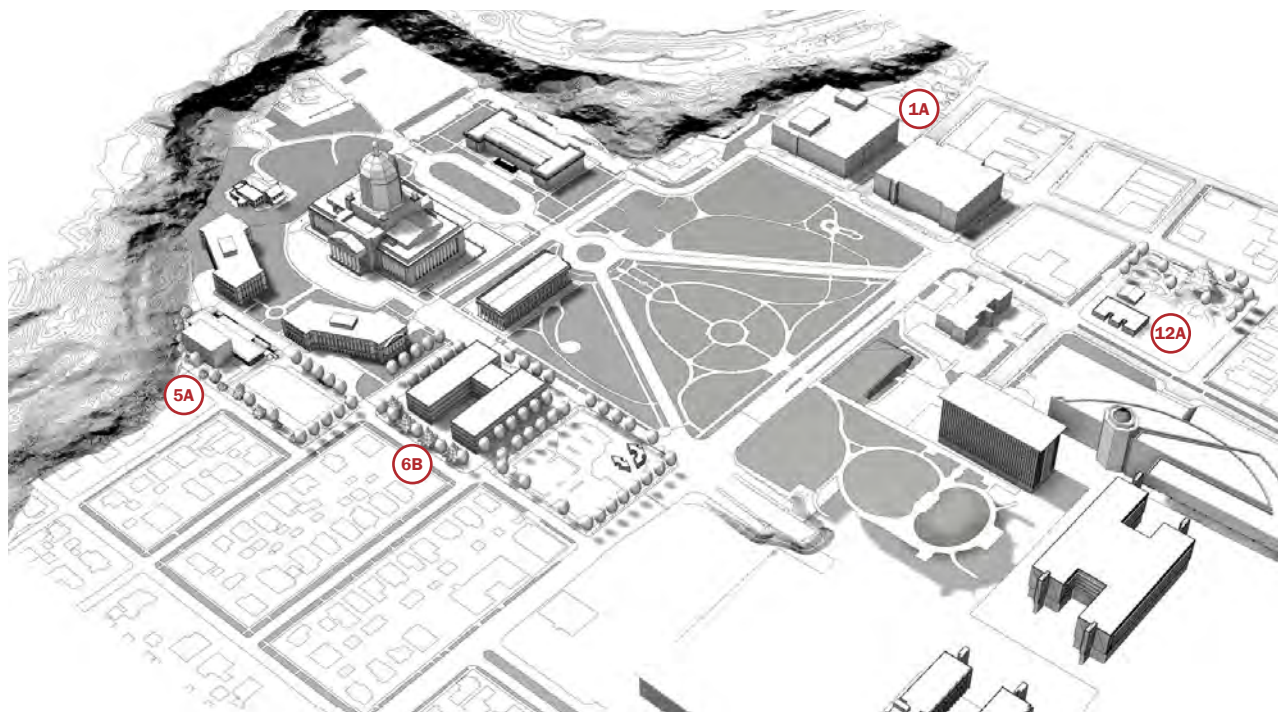


FIGURE 6 DEVELOPMENT SCENARIO 2

**SCENARIO 3: CO-LOCATE HOUSE & SENATE OFFICE BUILDINGS ON SITE 5, SURFACE PARKING ON SITES 1&6**

**Base Project**

	SCOPE	COST
5.E	Expand or replace Pritchard Building for co-located House and Senate office building.	\$90.7M
6.C	Replace with surface parking. Demolish Newhouse, relocate Press Houses and Visitor Center.	\$4.9M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.A	ProArts site - do nothing.	\$0
	144,000 GSF 655 cars	\$106.9M

**NOTES**

Co-locating House and Senate offices on Site 5 allows the front door of the building to align with the central axis of the Legislative group, connecting to the historic organization of government functions on the campus. The main body of the building is asymmetrical to the overall plan, continuing the exception of the Governor’s Mansion. The scale of the new building needs to be carefully considered in relation to the adjacent residential neighborhood.

Co-locating the offices and utilizing Sites 1 & 6 for surface parking provides the lowest cost solution and the most space for cars.

Nothing is done at ProArts.

**Alternates**

	SCOPE	COST
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

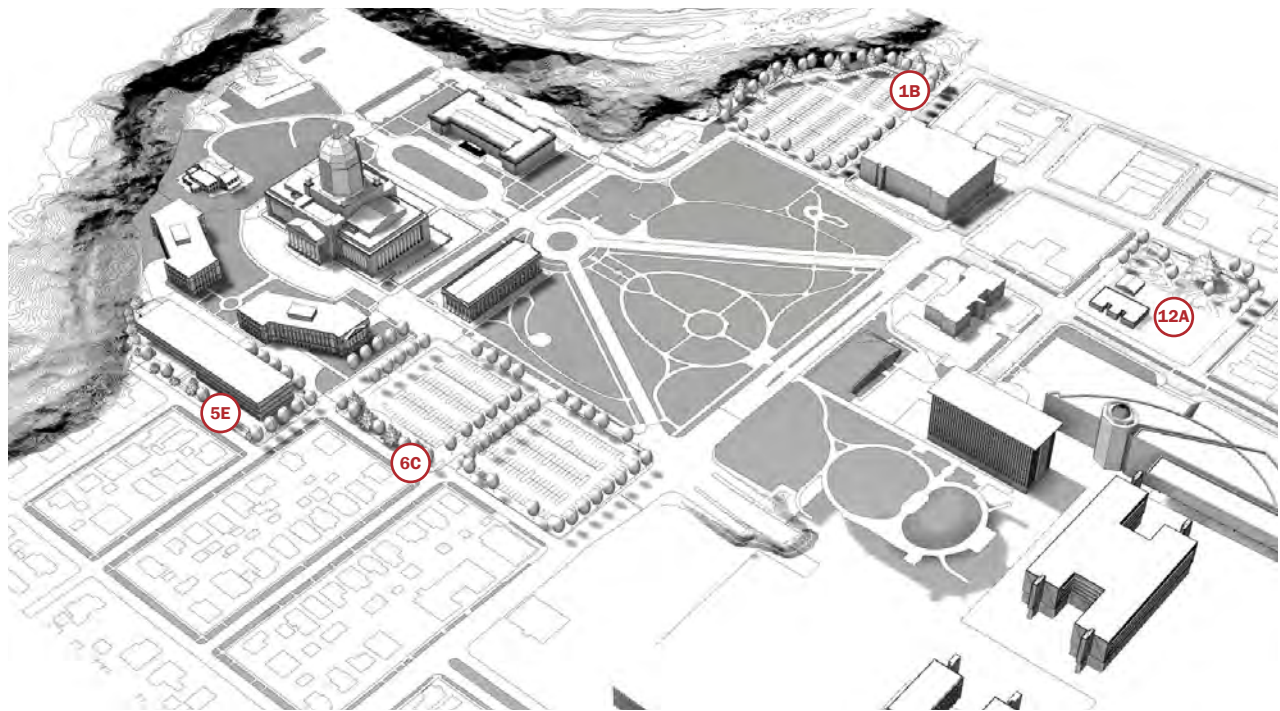


FIGURE 7 DEVELOPMENT SCENARIO 3

## PROJECT BUDGETS & SCHEDULES

### BUDGETS

Project budgets include consultant services, construction contracts, sales tax, owner contingencies, artwork, furniture, fixtures and equipment, agency administration, and other costs in current (2016) dollars. Escalation is not included. Operating costs such as the annual cost of mothballing, are not included.

Budgets are conservative, formulated to provide a high level of certainty that projects can be implemented for the amounts identified without modifications to scope or quality.

Comparable projects and related information, including the 1063 Capitol Way Block and the 2008 Higher Education Capital Facilities Financing Study by Berk & Associates, were evaluated as benchmarks for the cost projections.

### SCHEDULES

Three alternate schedule scenarios are provided to facilitate future planning. They range from four to six years depending on funding sequences and methods of project delivery.

#### SIX-YEAR SCHEDULE

Biennium 1: Predesign

Biennium 2: Design

Biennium 3: Construction

#### FOUR-YEAR SCHEDULE OPTION A

Biennium 1: Predesign and Design

Biennium 2: Construction

#### FOUR-YEAR SCHEDULE OPTION B

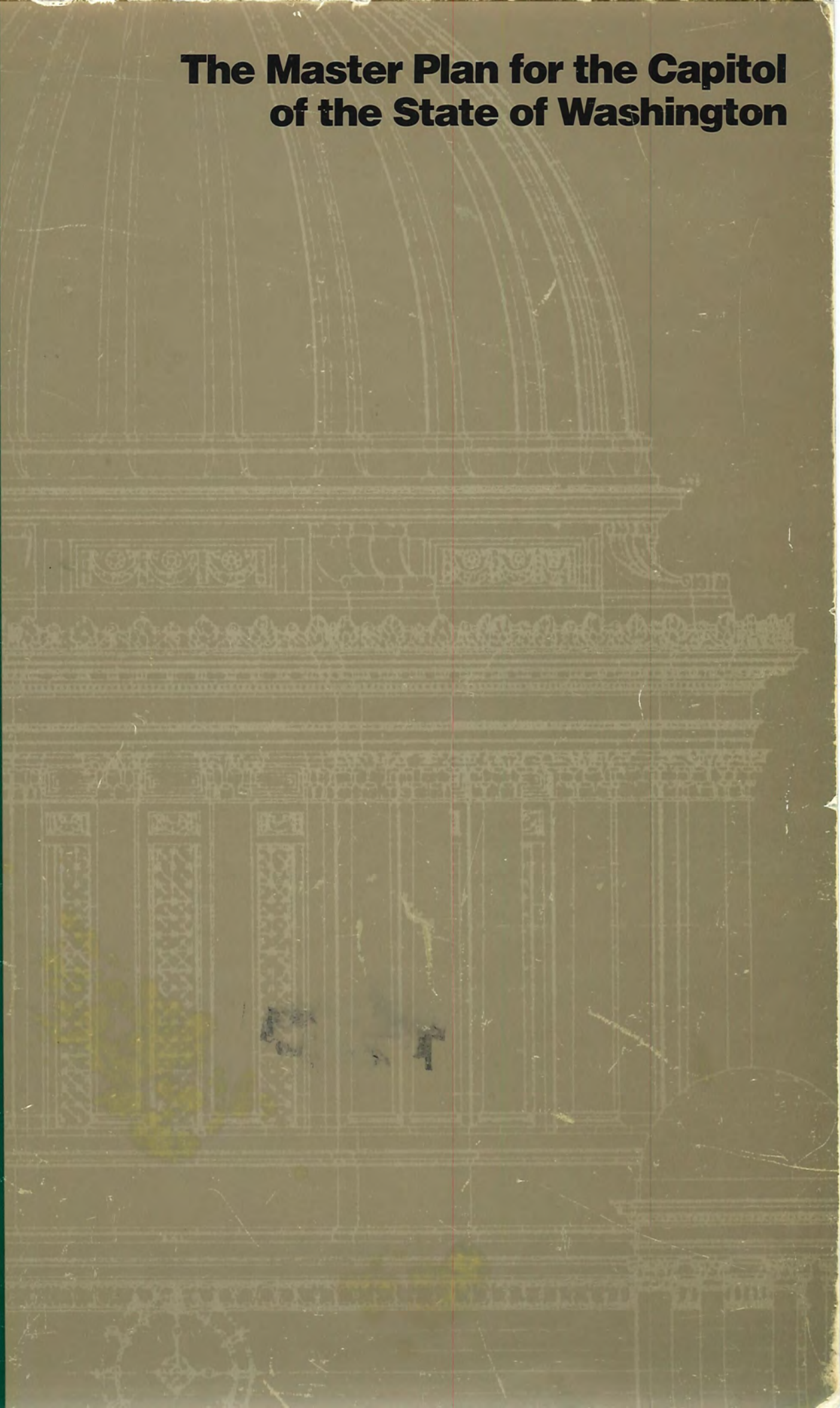
Biennium 1: Predesign & Schematic Design

Biennium 2: Final Design and Construction

Requires design-build project delivery



# The Master Plan for the Capitol of the State of Washington



Dennis's Copy

# The Master Plan for the Capitol of the State of Washington

1991



Washington State Department of  
**General Administration**





**State Capitol Committee**

The Honorable Booth Gardner, Governor  
The Honorable Joel Pritchard, Lieutenant Governor  
The Honorable Brian Boyle, Commissioner of Public Lands

**Capitol Campus Design Advisory Committee**

Robert Woerner, FASLA, Chairman  
The Honorable John Betzoff, Washington State Representative  
The Honorable Emilio Cantu, Washington State Senator  
The Honorable Ruth Fisher, Washington State Representative  
Norman J. Johnston, FAIA  
The Honorable Ralph Munro, Secretary of State  
Harold Robertson, AICP  
Henry Steinhardt, FAIA  
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Alan Kurimura, Assistant Director, Division of Capital Management  
Robert Amdt, Facilities Planning Manager, Division of Capital Management

# Table of Contents

	<b>Preface</b>	<b>vi</b>
	<b>The Vision</b>	<b>1</b>
<b>1</b>	<b>Capitol Campus</b>	<b>13</b>
	Concept	<b>15</b>
	Design	<b>23</b>
	Transportation	<b>37</b>
	Facility Development	<b>48</b>
<b>2</b>	<b>Olympia, The Capital City</b>	<b>57</b>
	Concept	<b>59</b>
	Design	<b>62</b>
	Transportation	<b>63</b>
	Facility Development	<b>64</b>
<b>3</b>	<b>Tumwater and Lacey, The Capital Community</b>	<b>67</b>
	Concept	<b>69</b>
	Design	<b>72</b>
	Transportation	<b>73</b>
	Facility Development	<b>76</b>
<b>4</b>	<b>Implementing the Plan</b>	<b>81</b>
	Strategy	<b>83</b>
	Facility Development	<b>85</b>
	Transportation Management Program	<b>94</b>
	Funding	<b>97</b>
	<b>Making the Vision a Reality</b>	<b>99</b>



*"Our challenge is to build thoughtfully on the splendid foundations which the original designers and builders of the Capitol began for us some 80 years ago, honoring their achievements, while expanding and enhancing them as the circumstances and the needs of the State have changed. This master plan has been developed to realize that goal."*

Norman J. Johnston, FAIA  
Member, Capitol Campus Design Advisory Committee  
Professor Emeritus of Architecture, Landscape Architecture and Urban Design,  
University of Washington

# Preface

We, the members of the State Capitol Committee, recognize the capitol of the state of Washington as a work of enduring architectural vision. We endorse this Master Plan for the Capitol of the State of Washington, acknowledging its value in preserving the qualities and standards of our state capitol.

This document builds on the heritage of the first capitol planners, Wilder and White, to guide planners in developing state offices and clarifying their functions well into the next century. It calls for enhancing the classic beauty of the Capitol Campus and extending its design standards to clusters of state government buildings in Olympia, Lacey and Tumwater. It sets forth strategies in the three cities for vital urban centers blending public and private enterprise.

This plan, which was crafted with significant help from the public, should in its future revisions continue to seek the high quality built into our capitol by its first planners, respecting at all times important core values. It should:

- Preserve the heritage of the capitol campus and retain its high standards through quality buildings and landscapes.
- Seek solutions beyond the conventional and ensure flexibility to adapt to change.
- Promote a sense of pride in the capitol among the state's residents.
- Recognize the economic and social advantages in owning quality buildings.
- Promote cooperation between the state and its host communities.
- Protect local and global environments.
- Reduce impacts of transportation growth.
- Provide leadership in creative local partnerships.

This plan addresses the realities of today and anticipates the needs and opportunities of tomorrow. It reflects a concern for state employees and every visitor to the state capitol. Finally, it serves as a curator of the capitol's heritage of open government for the people of the state of Washington.

## STATE CAPITOL COMMITTEE

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Booth Gardner, Chairman  
Governor

---

Joel Pritchard, Member  
Lieutenant Governor

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Brian Boyle, Secretary  
Commissioner of Public Lands

# The Vision

Washington: For 100 years it has represented natural beauty, a commitment to the environment and open, accessible government. Our state capitol is the physical embodiment of these virtues, unmatched in its grace and symmetry by any other state capitol in the nation.

We, the people of the state of Washington, recently celebrated our first century of statehood. In this document, the Master Plan of the Capitol of the State of Washington, we are offered imaginative approaches to the challenges to be expected as our government evolves over the first 20 years of the state's second century. This master plan will make clear in each of its sections the very reason for its being: the urgent need for a thoughtful and orderly model for addressing today's need and the future development of the capitol.

This document envisions our capitol as much more than simply the seat of government. It is the single place where visitors, customers and residents can best experience Washington's exceptional political and cultural heritage. It is a wellspring of history, a work place of distinction and function and a living testament to our state's promise of a sound future. These assets we take for granted will be threatened only if we do not plan wisely for the progressions, changes and potential growth of state government.

The master plan is fortunate to be able to build from a solid foundation laid in 1911, when the first capitol plan was conceived by the architectural firm of Wilder and White. The Wilder and White design, augmented by the 1928 landscape design of the Olmsted Brothers, has proven over time to be a remarkable example of beauty, clarity and foresight. The principles it embraced remain the base from which the capitol planners of today will look ahead into the 21st century.

Our capitol dome is among the tallest and grandest of state capitol buildings in the United States. By the same token, our state in 1911 rose above the rest in its approach to capitol planning. This master plan, incorporating a strong framework with the creativity to evolve with changing circumstances, is as innovative in its ideas and forward-thinking in its outlook as that early plan.

Wilder and White, despite their unquestioned vision, could not have forecast the tremendous population growth of the state of Washington or the changes in its government. These realities have made it necessary to encompass an expanded Capitol Campus and the cities around it in any long-range plan. This master plan offers a concept designed for the 1990s and beyond: the coordination of government facility needs with adjoining communities through urban redevelopment and the creation of satellite campuses. No other state has attempted as much.

Any master plan of today, obviously, must look outward from the Capitol Campus. As the population grows, projections suggest state government employment in Thurston County could increase from its current level of 18,000 people to as many as 27,500 over the next 20 years.

This master plan sets forth a 20-year guide to construction, expansion and acquisition of property on campus, in the Capital City of Olympia and in the Capital Community of Lacey and Tumwater. It calls for new thinking about transportation to and among state government's various branches. And it proposes models of consultation and cooperation among state and local governments in Thurston County to realize its environmental and urban design ideals.

Just as important, this document makes a point of extending to off-campus sites the quality standards, if not the specific design themes, of the 1911 Wilder and White plan. Thus we can ensure that state facilities at satellite campuses will be distinctive buildings, attractive and easily recognizable, with an openness and accessibility reflecting the best traditions of the government of Washington.

### **THE PLANNING PROCESS**

The builders of this master plan did not work alone, but reached into the community to solicit ideas, values and goals. Citizens representing state and local concerns, with the plan's mission statement before them, participated in workshops, public forums and surveys. The planning mission was:

- To update the master plan for the Capitol Campus and devise a strategy for state facilities in Thurston county that will provide:
  - quality service to the state's residents.
  - efficient operation of state government.
  - exemplary siting, design and architecture of state buildings.
  - preservation of the heritage and character of the Capitol Campus.
  
- To plan state facilities to:
  - serve customers, visitors, employees and residents.
  - be energy efficient.
  - respect the environment.
  - develop according to sound growth management principles.



### **THE PLAN IS NEEDED NOW**

We cannot afford to wait and see what the next 20 years will bring, but instead must anticipate and plan for change. We have seen demands on state government outrun new state construction during the past 20 years. As a result, only 40 percent of the state's business is now conducted in buildings owned and managed by the state. The other 60 percent is done in leased buildings. Altogether, the state has more than 270 leases in 120 buildings in Thurston County. One fourth of those leases are less than 2,000 square feet, which is smaller than many homes.

Dependence on leased space is costly and inefficient. State agencies exert less control over the quality and design of leased space, and are often forced to accept buildings that are smaller or otherwise unsuited to their needs. This, in turn, forces state agencies to do business in multiple locations, causing confusion for agency customers and costly duplication of services, staff and equipment. This can only multiply traffic problems, parking shortages and neighborhood impacts.

The master plan sets a goal of gradually reducing the proportion of leased properties to 20 percent by the year 2010. Achieving that goal, plus accommodating the state's new building needs, will require construction of approximately 3.7 million square feet of working space.

## **PREFERRED DEVELOPMENT AREAS**

The master plan recognizes the parallel requirements for more office space and preservation of the open character of the Capitol Campus. It calls for new construction to be concentrated in three preferred development areas:

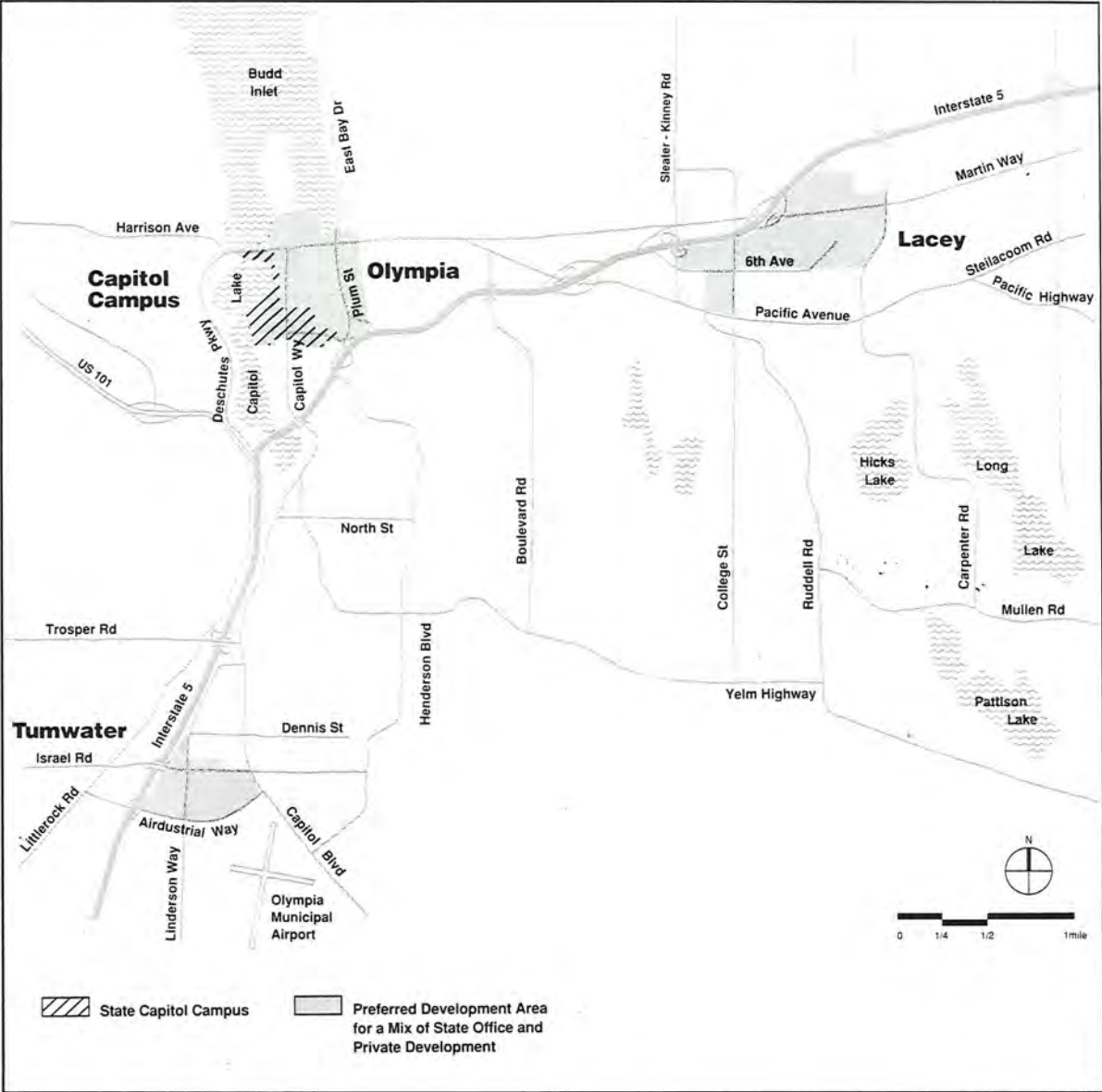
- The Capitol Campus
- Olympia, the Capital City
- Lacey and Tumwater, the Capital Community

To ensure that these centers of state government are functional, accessible and attractive, the master plan sets forth guidelines for construction, design and transportation systems. It includes recommendations for creating parks and open spaces and calls for placing buildings in clusters for the convenience of customers and employees.

Instead of relying on leased space simply because it is available, state agencies in the preferred development areas can be placed on sites specifically chosen to best serve their functions. Agencies which must be close to the Legislature, for example, will remain on the Capitol Campus, while other agencies that deal with the public frequently and directly should move off-campus where they are visible and accessible.

Buildings in the preferred development areas need not be carbon copies of the architectural style of the Capitol Campus but should nonetheless be distinctive, visually unified clusters clearly identifiable as centers of government.

**PREFERRED DEVELOPMENT AREAS**



*The state recognizes the need to expand state facilities beyond the Capitol Campus and has involved representatives from local communities to identify areas where they would prefer the state to focus future office development.*



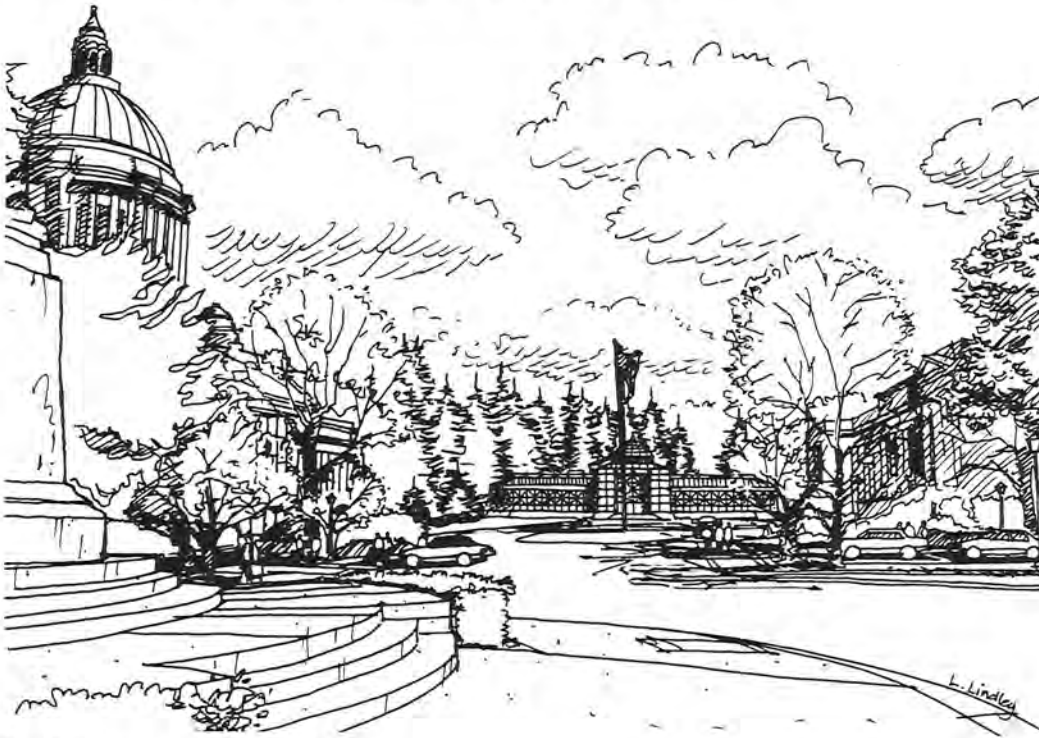
## **THE CAPITOL CAMPUS**

Those early visionaries — Wilder and White and the Olmsted brothers — designed a Capitol Campus on which buildings rest in harmony with the capitol's natural setting overlooking Puget Sound and the Olympic Mountains. Its landscaping works to preserve and highlight open space while clearly defining the campus boundaries.

Wilder and White placed campus buildings around formal and informal landscaped open spaces, an idea whose enduring worth is evident in the elegant grouping of the Legislative Building, the Temple of Justice, the Insurance Building, the John A. Cherberg Building and the John L. O'Brien Building.

Wilder and White saw the Capitol Campus as a "cluster in the woods," and at that point in our state's development their physical design was a literal representation of the seat of government. It is appropriate that we carry forward the original theme of the cluster in the woods in a way that offers explicit opportunities to interpret the campus architecture, landscaping and layout in relation to our state's history, environment and culture.

## **CONSERVATORY AND INTERPRETIVE CENTER**



*The Conservatory and Interpretive Center complement the Legislative Building grouping which remains as the historic and symbolic heart of state government.*



The Capitol Campus, clearly, must remain the heart of the state's operations, and care should be taken to maintain its classic character and generous open spaces. Thus, the master plan calls for construction of only about 640,000 square feet of office space on the campus through 2010.

Development on the West Campus will serve the needs of the legislative, executive and judicial branches of government, with special emphasis on architectural harmony with its landscaped setting.

The East Campus, across Capitol Way from the capitol dome, is currently visited less than its neighboring campus to the west. The master plan calls for new office buildings as well as fresh innovations to make the East Campus a more inviting place for visitors. The proposed Pavilion and its meeting and dining areas, for example, would bring human scale to the expanse of the Plaza, as well as enhance East Campus vitality and improve coordination with the West Campus.

New construction on campus in the next 20 years will include the Washington State Patrol building, an executive office building, a state agency information center, the Washington State Capital Museum, an annex to the Temple of Justice and the Conservatory and Interpretive Center. The completion of Heritage Park, which will physically link the campus to Puget Sound, will be the realization of an important provision in the original Wilder and White design.

## **OLYMPIA, THE CAPITAL CITY**

Olympia's identity as the state's Capital City will be enhanced by the construction of about 850,000 square feet of downtown office space through the year 2010.

The plan has made a strong and early commitment to the Capital City concept, which is designed to strengthen the Capitol's connection to Olympia's core. The master plan calls for new offices leased or owned by the state to be concentrated in the city's core and clustered around parks and Capitol Way. The Capitol Campus and downtown, already served by the natural link of Capitol Way, should be visually joined by parks and landscaping designs. A mix of public and private development should be encouraged and street-level use of buildings should be oriented to pedestrians.

Olympia has committed to a partnership with the state to see the Capital City vision become reality.

## **STATE OFFICE CLUSTER AT CAPITOL WAY AND SYLVESTER PARK**



*The plan places a high priority on realizing the full potential of Olympia's role as the state's Capital City.*



## **LACEY AND TUMWATER, THE CAPITAL COMMUNITY**

The Capital Community concept recognizes it is no longer desirable, feasible or practical for all of the state's agency headquarters to be located in Olympia. Satellite campuses in Lacey and Tumwater will accommodate approximately 1.5 million square feet of office space: 600,000 square feet in Lacey and 900,000 square feet in Tumwater by 2010.

Areas for new development have been chosen carefully to complement plans of the two cities.

The master plan calls for agencies that require large amounts of land or have no need to be close to the Capitol Campus to be located on satellite campuses. New development will be clustered to make it more accessible to public transportation, which will encourage services such as dependent care, restaurants, banks and retail stores. Here again, a mix of public and private business is encouraged. These clusters should not be isolated islands of state government but thriving centers of urban life.

## **TUMWATER SATELLITE CAMPUS**



*The plan clusters development  
around park blocks.*

## LACEY SATELLITE CAMPUS



*The plan clusters development within forested areas.*

## **A NEW STRATEGY FOR DEVELOPMENT**

This master plan offers a new strategy for developing state facilities. It addresses the problems of today but also looks into the future to anticipate the needs of the state and its individual agencies before they arise. The plan provides a comprehensive long-term development plan based on projections for the next 20 years.

To make the plan a reality, several things must happen.

- The plan must guide the Executive Branch, the State Capitol Committee and the Legislature in the budgeting process, in approving state projects and in appropriating funds.
- One agency, the Department of General Administration, should have overall responsibility for facility planning, development and management. New and comprehensive information should be collected regularly to monitor current conditions and emerging needs.
- A leasing strategy should be devised to improve the cost-effectiveness and manageability of the remaining leased property.
- New approaches to funding, including innovations such as development partnerships or revolving capital development funds, are required to ensure there is money to implement the master plan.
- A transportation management plan should be designed to decrease the dependence of state employees on single-occupancy vehicles and actively encourage other transportation choices, such as public transit, bicycling and walking.

This master plan is regional in scope. Its goals will not be achieved without strong cooperation among Intercity Transit and other public transportation providers, local governments and state agencies.


## **THE ORGANIZATION OF THE PLAN**

This document, completed in 1991, is a fulfillment of a commitment to update the 1982 master plan. It begins with a detailed description of the Capitol Campus. Sections on the Capital City and the Capital Community follow. Each section contains guidelines for facility development, transportation and design. A strategy for implementing the master plan is outlined in the final section.

## **A VISION FOR THE FUTURE**

This master plan is far-reaching in its ambitions, and in fact sets out to be the blueprint for a state capitol that is world-class in its design achievements. The Capitol Campus, the Capital City and the Capital Community will stand as historic examples of what can be accomplished when people and governments work together with a clear and unified vision.





December 2015

ReidMiddleton

MITHŪN

ARBUTUS  
DESIGN  
LLC

Washington State Department of Enterprise Services

# WEST CAPITOL CAMPUS DRAINAGE MASTER PLAN

DES Project No. 2014-155 C (3)

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## Table of Contents

<b>2</b>	<b>Executive Summary</b>
<b>6</b>	<b>Introduction</b>
7	Project Boundary
9	Background
13	Historic Reports and Plans
20	A Living Document
22	Goals
<b>24</b>	<b>Existing Conditions</b>
25	Regulations and Standards
27	General Codes and Criteria
29	Hydrology Characteristics and Evaluation
33	Combined Sewer System
37	Existing Storm Drainage Evaluation
41	Soil Overview
45	Irrigation System Condition
46	Tree And Planting Preservation
<b>48</b>	<b>Implementation Plan</b>
49	General Proposed Improvements
57	Drainage Improvements at Lawn and Landscape Areas
61	Eco-Lawn
65	Irrigation Recommendations
70	Planned Developments
117	Capital Impacts
<b>120</b>	<b>Limitations, Uncertainties, And Future Work</b>
121	Drainage System Maintenance & Monitoring
123	Utility Master Plan
125	Strategy for Parking Relocation and Reduction of Pollution Generating Surfaces
117	Performance Benchmarking
130	Conclusion
<b>131</b>	<b>References</b>

## Appendix Figures

Figure 1	Existing Storm Drainage Tributary Areas
Figure 2	Existing Dedicated Storm Conveyance System
Figure 3	Combined Sewer Conveyance System & Tributary Areas
Figure 4	Pipes Failing Conveyance Capacity (25 Year)
Figure 5	Existing Saturated Soil Areas
Figure 6	Proposed Redevelopments - Long-Term
Figure 7	Drainage Observations
Figure 8	Tree Plan - Historic Landscape Preservation Plan
Figure 9	Shrub Plan - Historic Landscape Preservation Plan
Figure 10	Drainage, Tree, & Shrub Composite Plan

## Appendices

Appendix A	Definitions
Appendix B	Water Quality & LID Strategies
Appendix C	General Maintenance Guidelines
Appendix D	Hydrologic & Hydraulic Calculations - Existing
Appendix E	Hydrologic & Hydraulic Calculations - Proposed
Appendix F	Flow Control Calculations - Proposed
Appendix G	Opinion of Probably Construction Costs

## List of Figures

1-2	Figure 1-1	Native forest edge of Capitol Lake
1-2	Figure 1-2	Olympia's Watershed and Regional Waterbodies
5-6	Figure 1-3	Campus Planting
7	Figure 1-4	Project Boundary
9	Figure 1-5	Historic view of Capitol from the northeast corner of the West Campus.
10	Figure 1-6	Clay Tile Installation, 1935
13	Figure 1-7	West Capitol Campus: Historic Landscape Master Preservation Plan
19-20	Figure 1-8	Washington State Legislative Building
21	Figure 1-9	West Lawn and Washington State Legislative Building
23-24	Figure 2-1	Tivoli Fountain
47-48	Figure 3-1	West Lawn Aerial from the North
49	Figure 3-2	World War II Memorial
57	Figure 3-3	Capitol Building from across West Lawn
58	Figure 3-4	Underdrains at landscape areas, Axon
60	Figure 3-5	Street Tree Drainage, Axon
61	Figure 3-6	West Lawn Aerial from the North
62	Figure 3-7	Ecolawn, Axon
65	Figure 3-8	Campus Heritage Tree
69	Figure 3-9	West Lawn Aerial
71-72	Figure 3-10	Drainage, Tree, & Shrub Composite Plan
73-74	Figure 3-11	Proposed Short-term Developments
75	Figure 3-12	View of Capitol Conservatory from 12th Ave SW
77	Figure 3-13	Capitol Conservatory Key Map
78	Figure 3-14	Capitol Conservatory Site, Proposed Development
79	Figure 3-15	Existing Conditions, Sunken Garden
81	Figure 3-16	Sunken Garden Key Map
82	Figure 3-17	Sunken Garden, Proposed Development

83	Figure 3-18 Existing Conditions from Capitol Way South
85	Figure 3-19 Pilot Project Key Map
86	Figure 3-20 Pilot Project Proposed Development
87	Figure 3-21 View of the Capitol Building from South Diagonal
89	Figure 3-22 South Diagonal Storm Main Key Map
90	Figure 3-23 South Diagonal Storm Main, Proposed Development
91	Figure 3-24 Existing Conditions, South Portico Parking Lot
93	Figure 3-25 South Portico Parking Lot Key Map
94	Figure 3-26 South Portico Parking Lot, Proposed Development
96	Figure 3-27 Proposed Developments, Long-term Capital Projects
97	Figure 3-28 Existing Condition, West Lawn
99	Figure 3-29 West Lawn Underdrain Key Map
100	Figure 3-30 West Lawn Underdrain, Proposed Development
101	Figure 3-31 Existing Conditions, Cherry Lane
103	Figure 3-32 Cherry Lane Key Map
104	Figure 3-33 Cherry Lane, Proposed Development
105	Figure 3-34 View of the Visitor Center from the Pedestrian Bridge
107	Figure 3-35 Press Houses / Visitor Center / Newhouse Key Map
108	Figure 3-36 Press Houses / Visitor Center / Newhouse, Proposed Development
109	Figure 3-37 Cherberg Building from Parking Lot
111	Figure 3-38 Pritchard Building Parking Lot Key Map
112	Figure 3-39 Pritchard Building Parking Lot, Proposed Development
113	Figure 3-40 Existing Condition, Mansion Parking Lot
115	Figure 3-41 Mansion Parking Lot Key Map
116	Figure 3-42 Mansion Parking Lot, Proposed Development
117	Figure 3-43 Tivoli Fountain
119-120	Figure 4-1 WWII Memorial
121	Figure 4-2 Bioretention Cell at Sid Snyder Way

## List of Figures Cont.

- 123 Figure 4-3 Tivoli Fountain Detail
- 125 Figure 4-4 Existing Campus aerial with parking and vehicular circulation areas highlighted
- 127 Figure 4-5 Capital Lake and Washington State Legislative Building
- 129 Figure 4-6 Heritage Tree
- Figure 5-1 L.I.D. Toolkit
- Figure 5-2 Sid Snyder Underground Utility Replacement
- Figure 5-3 Sid Snyder Underground Utility Replacement
- Figure 5-4 Bioretention Cell Axon
- Figure 5-5 Sid Snyder Underground Utility Replacement
- Figure 5-6 Goodwill Job Training and Education Center
- Figure 5-7 Bioretention Swale, Axon
- Figure 5-8 Bioretention Planter
- Figure 5-9 Bioretention Planter, Taylor 28
- Figure 5-10 Bioretention Planter, Axon
- Figure 5-11 High Point, Seattle WA
- Figure 5-12 Planting Detail, High Point
- Figure 5-13 Biofiltration Swale, Axon
- Figure 5-14 Filter Strip, Portland, Oregon
- Figure 5-15 Filter Strip, Seattle, Washington
- Figure 5-16 Vegetated Filter Strip, Axon
- Figure 5-17 Tree Box Filter, Axon
- Figure 5-18 Permeable Pavement
- Figure 5-19 Permeable Pavement, Axon
- Figure 5-20 Eco-lawn test plots, Coeur d'Alene, Idaho
- Figure 5-21 Eco-lawn, Seattle University
- Figure 5-22 Eco-lawn, Axon
- Figure 5-23 Catch Basin Insert, Axon

Figure 5-24 Above ground cistern, Goodwill Job Training and Education Center

Figure 5-25 Below ground cistern, Chatham University

Figure 5-26 Cistern, Axon

## List of Tables

27	Table 1-1	Performance Standards
29	Table 1-2	Existing Drainage Basin Areas
35	Table 1-3	Problematic Drainage Facilities
38	Table 1-4	Pipes Failing the Conveyance Capacity: 25- Year Peak Flow
13	Table 1-5	Pipes Failing the 25- Year Peak Flow
54 - 55	Table 1-6	Proposed Main-Line Development
118	Table 1-7	Capital Improvement Projects

## Acronyms

WCC	West Capitol Campus
VMP	Vegetation Management Plan
SIS	Secretary of the Interior’s Standards
Fig.	Figure
Figs.	Figures
CCDAC	Capitol Campus Design Advisory Committee
DES	Department of Enterprise Services
GA	the Washington State Department of General Administration
HCEOB	Heritage Center and Executive Office Building
N.T.S.	not to scale
HABS	Historic American Buildings Survey
LTL	Large Tree Layer, or Large Tree Layer Plan
UGA	Urban Growth Area





**54** % **3** acres  
*open space improved \** *pollution generating surface area treated \**





# EXECUTIVE SUMMARY

The Washington State West Capitol Campus is a valuable cultural resource, not only for the residents of Washington State but for the nation as a whole. As a campus grounds of historic importance – it symbolizes our highest ideals as a democratic society, state and nation. The West Capitol Campus Drainage Master Plan is part of an integrated series of documents that when used together supports improvements to the campus that continue to reinforce Washington State’s role as a national model for innovation and effective management. The Drainage Plan leverages multiple goals as it addresses upgrading aging infrastructure in the context of the campus’s historic Olmsted Brothers landscape, future uses of the campus, and modification of utilities and stormwater systems. Benefits from leveraging these investments include the multiple advantages of combining green (or vegetated) infrastructure with gray (pipes and cisterns), maintenance cost savings and the long sought establishment of a significant historic landscape. The thoughtful stewardship of the State’s civic campus celebrates history, invites awareness and understanding of best practices and engages citizens in a functional and inspiring landscape.

\*The proposed projects, recommended in this report, would result in a total of roughly three acres of pollution generating surface treated by low impact development strategies. The recommended projects represent an area greater than half of the campus open space which would receive improvements to landscape, utilities, and drainage infrastructure.



## Authority and Scope

In 2014, the Washington State Department of Enterprise Services (DES) authorized Reid Middleton, Inc., to develop a drainage master plan for the West Capitol Campus in Olympia, Washington. Reid Middleton is the primary consultant and project lead, collaborating with subconsultants Mithun, Inc., and Arbutus Design, LLC.

DES is the contracting authority for this work. The objective of the drainage master plan is to provide general drainage design guidance for future development and improvements on the West Capitol Campus. The scope of the drainage master plan addresses:

- Deficiencies in the existing drainage system.
- Campus compliance with the National Pollutant Discharge Elimination System (NPDES) requirements.
- Separation of the combined sewer system within the project limits, if feasible.
- Low impact development (LID) strategies to address specific site conditions.
- Existing irrigation issues and conceptual zones.
- Well defined concepts for drainage improvements to lawns and open spaces which support healthy vegetation growth and enable the implementation of the historic landscape plan.

## Project Boundary

The drainage master plan is limited to the West Capitol Campus. The West Capitol Campus is bounded by Capitol Way S to the east, the top of the slope adjacent to Capitol Lake on the west, 15th Avenue SW (and south of the Pritchard Building) to the south, and 11th Avenue SW to the north. The project area is approximately 39 acres.

## Existing Conditions

An assessment of the existing storm system was conducted to set a baseline for future redevelopment projects on campus. The system was evaluated by utilizing hydrological and hydraulic processes to identify conveyance system deficiencies. It was determined that a number of sections of the existing system does not possess the capacity required to convey flow to meet the current City of Olympia standards.

Figure 1-1 (previous page):  
Native forest edge of Capitol Lake  
(Sept. 2009, Source: Mithun)

Figure 1-2  
Olympia's Watershed and Regional  
Waterbodies

## **Implementation Plan**

### **Drainage System Improvements**

The existing and proposed dedicated storm drainage network was analyzed at the 25- and 100 year peak flow with the additional area from the proposed redevelopment projects included. Stretches of the existing system were upsized to contain flow up to the 100-year peak flow events.

### **Drainage Improvements at Lawn and Landscape Areas**

The lawn and landscape areas on campus suffer from poor drainage and overwatering. A number of alternatives were evaluated to address these issues such as soil amendments, underdrains, permeable pavement, area drains, and water quality treatment measures.

### **Irrigation Recommendations**

The irrigation system is outdated and difficult to maintain. It is recommended that a thorough investigation and evaluation of the existing system be conducted to fully comprehend existing conditions, zoning, and pipe sizing requirements.

### **Planned Developments**

The 2006 Master Plan identified several future redevelopment projects for government facilities on the West Capitol Campus. These sites were deemed either undeveloped or underdeveloped and are desirable for short- and long-term improvements. This document intends to implement comprehensive planning-level recommendations that address storm drainage, soils, irrigation, plantings, and trees for each redevelopment site.

## **Conclusion**

This drainage master plan addresses the deficiencies in the existing drainage system, reviews opportunities to separate runoff from the combined sewer system, evaluates LID strategies, outlines irrigation needs and requirements, proposes drainage improvements to landscape and conveyance systems, and discusses adherence to the Historic Preservation Landscape Master Plan. From the findings developed in this report, it is recommended that the current stormwater management plan be updated, a drainage site plan created, and a Stormwater Pollution Prevention Plan (SWPPP) developed, providing staff with current guidelines for operations, maintenance, and pollution prevention for stormwater facilities.



## Project Boundary

Figure 1-3 (previous page):  
Campus Planting

Figure 1-4  
Project Boundary

This West Capitol Campus Drainage Master Plan encompasses the grounds addressed in the 1928 Landscape Plan developed by the Olmsted Brothers and the State Capitol Historic District (designated in the National Register of Historic Places). The Capitol Campus is situated along a bluff overlooking Capitol Lake, Budd Inlet, and downtown Olympia, Washington. The drainage master plan is limited to the West Capitol Campus. The West Capitol Campus is bounded by Capitol Way S to the east, Capitol Lake on the west, 15th Avenue SW (and south of the Pritchard Building) to the south, and 11th Avenue SW to the north. The project area is approximately 39 acres.

# 2013 West Capitol Campus Storm and Sanitary Sewer Inspection Report

## Overview

The West Capitol Campus Storm and Sanitary Sewer Inspection Report compiles the data obtained through the inspection of the sanitary sewer and stormwater conveyance systems and prioritizes the sewer maintenance activities. The inspections were conducted in November and December of 2012 and January of 2013.

## Implementation

Pipe Experts, LLC, performed a cleaning and inspection of 4,450 feet of stormwater and sanitary sewer pipe on the West Capitol Campus. A report was completed that compiled the information collected during the inspection and provided a list of pipe deficiencies. The deficiencies were cataloged according to their severity based on criteria developed in the inspection report.

## **Recommendations and Actions**

- Clean, inspect, and catalog existing stormwater and sanitary sewer pipelines
- Assess pipe structures and assign severity of pipe condition
- Recommend modifications to the existing stormwater and sanitary sewer system within the study area
- Provide alternative pipeline repair methods

DES has completed a number of the projects and repairs identified in this report.

“State Capitol buildings and grounds are a source of beauty and pride, and a resource for celebrating our heritage and democratic ideals. (They) should be managed and maintained to the highest standards of excellence, while maximizing opportunity for public access and enjoyment”

2006 Master Plan for the Capitol of the State of Washington





## Background

**Figure 1-5**  
**Historic view of Capitol from the northeast corner of the West Campus.**  
(1930s, Source: Washington State Archives)

**Figure 1-6 (opposite page):**  
**Clay Tile Installation, 1935**  
(1935, Source: Washington State Archives)

### History of Campus Master Plan

The 2006 Master Plan identifies the critical function of the campus as a civic gathering place serving diverse users (business people, activists, educators school children, elected officials, and state employees). Completion of the updated Capitol Campus Master Plan is anticipated by the end of 2015.

The 2009 West Capitol Campus Historic Landscape Preservation Master Plan (Historic Landscape Preservation Master Plan) is integral to the master plan documents and guides the development and maintenance

of the Capitol grounds. The Historic Landscape Preservation Master Plan is the continuation of the vision developed by the Olmsted Brothers in the 1928 Landscape Plan for the campus. In 1974, the West Capitol Campus was designated as a National Register Historic District, which includes the prominent Legislative Building. The campus offers some of the most valued views in the state, including the Olympic Mountains, Mt. Rainier, and the Capitol Dome and Capitol Group atop the bluff. The campus scene is reflected by Capitol Lake to the north and west and is framed by the heritage trees that surround it.

A priority recommendation, from these master plans, is the development of a West Capitol Campus drainage master plan. The intent of the recommendation is to address existing drainage deficiencies, identify overcapacity and aging facilities, and implement drainage improvements to facilitate redevelopment and restoration projects on the campus.



### **History of Drainage on Campus**

The West Capitol Campus suffers from poorly-drained soils throughout campus. A large region of the campus was formed by filling a ravine with a native material containing soft silt (reworked recessional lacustrine), which has poor water infiltration properties. The site is underlain with impervious glacial till at varying depths, translating to inconsistent patterns of saturation across the site. Subsurface water flows from the south-southeast to the northwest, toward the bluff face, where it emerges as springs and contributes to potential landslides. While drainage is somewhat better on higher ground, wet spots are found at the tops of slopes and wherever soil is compacted. Large expanses of lawn and trampled bare soil increase surface water accumulation down slope, as does rapidly-applied or excessive amounts of irrigation, making poor drainage more than just a wet-season occurrence.



Saturated conditions allow water-borne fungi and other plant pathogens to proliferate, contributing significantly to plant disease and mortality. Year-round mowing, together with foot traffic, crushes soil pores that would otherwise hold and slowly release water. Public use within the landscaped areas exacerbates poor environmental conditions.

Clay tile underdrains were installed in lawns and landscape areas with the original campus development, and a catch basin and underground pipe system was designed and constructed to collect and convey surface storm runoff away from the campus. The majority of the collected surface water is discharged to Capitol Lake, while some areas are directed to the combined stormwater and sewer system beneath Capitol Way.

#### **Current Condition of Drainage on West Campus**

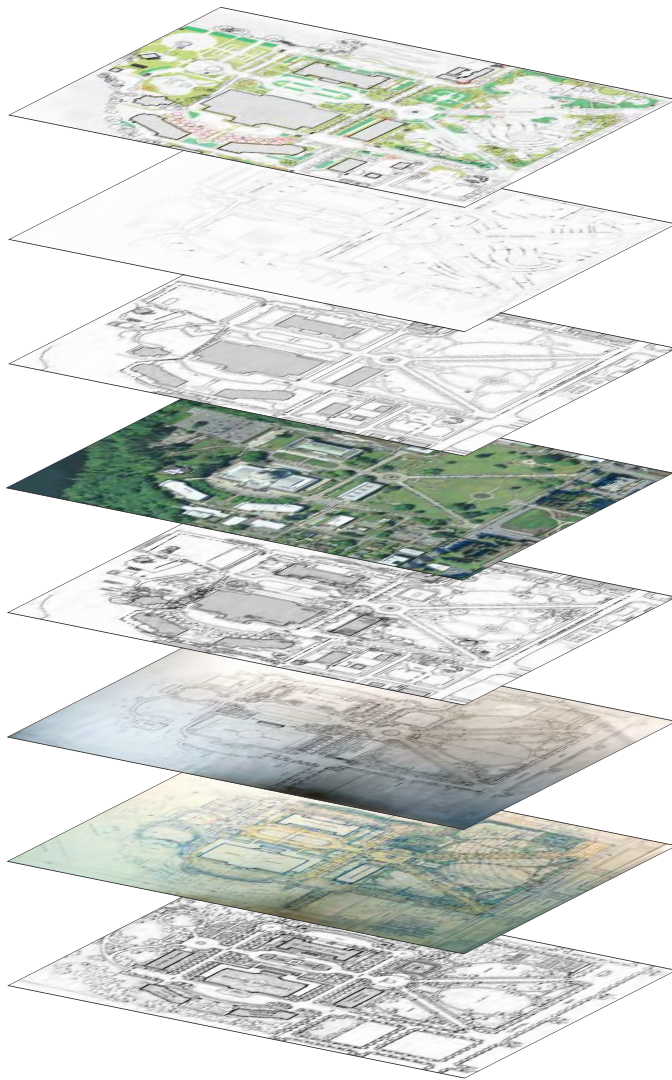
The near-surface drainage on the West Capitol Campus has gradually deteriorated since the grounds were constructed. The clay tile and underdrain system has failed throughout the campus lawn area. It is common to witness areas of standing water on campus even during extensive periods of dry weather. The near-surface soils retain water from either rainfall or on-site irrigation practices.

The site, within the project boundary, is served by four main storm drainage systems, three of which are dedicated storm facilities, while the fourth connects to the Lacey, Olympia, Tumwater, and Thurston County (LOTT) Alliance's combined sewer system (beneath Capitol Way). In many areas of the campus, the existing conveyance structures are aging and deficient in capacity when evaluated by current standards for conveyance flow. Some locations on campus are adversely impacted by peak flow events. These areas of concern will be discussed in the "Existing Conditions" section of this report.

The drainage system at West Capitol Campus was developed prior to the existence of stormwater management as a code requirement in the State of Washington. As a result, there was no dedicated stormwater flow control (detention) or water quality treatment on the West Capitol Campus, prior to the recent Sid Snyder Way project. The Sid Snyder Way project introduced bioretention cells (water quality treatment) to the campus when the roadway was redeveloped in 2014.

The West Capitol Campus complies with NPDES requirements for the existing system. The campus does not hold its own NPDES permit,

maintaining NPDES compliance through the City of Olympia (City) as a Secondary Permittee to the City.



West Campus  
**Historic Landscape Preservation Plan  
 + Vegetation Management Plan**

**FUTURE**

West Campus  
**Drainage Observation Plan**

**PRESENT**

Design Principles  
 Goals  
 Strategies

**Site Assessments**  
 evaluating the health and  
 integrity of the resources

**Regeneration Study, 2001**  
 Artifacts Consulting, SB&A

**Planting Plan,**  
 Olmsted Brothers, 1929

**PAST**

**Grading Plan,**  
 Olmsted Brothers, 1928

**General Plan,**  
 Olmsted Brothers, 1928

## Historic Reports and Plans

**Figure 1-7 :**  
 West Capitol Campus: Historic  
 Landscape Master Preservation Plan

The master drainage plan is one of a series of inter-related campus master plan documents that together can effectively leverage investments, achieve multiple goals and result in integrated solutions.

### 2006 Master Plan for the Capitol of the State of Washington: Future Development Opportunities for State Government Facilities

#### Overview

The 2006 Master Plan identifies state-owned properties that are undeveloped or underdeveloped and future Opportunity Sites for expansion of state government activities. The 2006 Master Plan

provides a framework for future development on the campus and its impacts on the surrounding community and visitors to the state capitol.

### **Implementation**

The plan outlines seven guiding principles for stewardship of State Capitol properties to responsibly utilize and care for available resources, and accommodate future growth. The plan describes the present use, development opportunities, and major development constraints of each property.

#### **The 2006 Master Plan**

- Offers a values-based framework for ongoing planning
- Defines public use and access to state government facilities and the delivery of public services as primary functions of those facilities
- Underscores the role that state government facilities play in contributing to the community's vitality
- Notes the value of historic preservation for state government facilities and vital communities

Defines quality design, durability, and financial performance as essential values for planning and stewardship of state facilities.

## **West Capitol Campus: Historic Landscape Master Preservation Plan, 2009**

### **Overview**

The Historic Landscape Preservation Master Plan presents a vision for the redevelopment and rehabilitation of West Capitol Campus as a sustainable and evolving landscape feature within an urban setting. The plan honors the design principles of the 1928 Olmsted Brothers Landscape Plan. The main elements include a 50-year Master Plan, a Large Tree Layer Plan, a Vegetation Management Plan, Development Guidelines, and Lighting Considerations.

### **Implementation**

The Historic Landscape Preservation Master Plan recognizes that the “stewardship of this legacy is multi-faceted, encompassing cultural, environmental and economic concerns,” the plan stresses that while implementation is intended to be gradual, some actions, such as

stewarding existing resources and the replacement of aging resources with new generations of trees and shrubs, can begin immediately.

### **Objectives**

- Reinforce the primary importance of people at the center of governance
- Improve the pedestrian experience throughout the West Capitol Campus
- Demonstrate a multi-faceted sustainable approach to landscape stewardship, celebrating and preserving cultural resources, while protecting natural resources and responsibly investing limited economic resources
- Establish three-dimensional spatial hierarchy throughout the West Campus
- Restore axis strength and symmetry
- Define gateways and reinforce seams
- Preserve or improve views
- Establish parameters for integrating “Opportunity Sites,” including buildings, monuments, and memorials
- Identify priority action items for immediate implementation and phased action items to inform future investments
- Provide a safe and accessible campus

### **Recommendations and Actions**

- Implement a Tree Management and Monitoring Program
- Conduct a Campus-wide drainage study and implement drainage improvements
- Replenish generations of trees through strategic replanting
- Invest in soil health to improve plant performance
- Remove invasive plant species, particularly ivy in trees
- Begin incremental installation of original Olmsted planting plan, interpreting and substituting resource-intensive species with historically compatible native species
- Provide training for DES landscape professionals regarding Vegetation Management Plan
- Begin the replacement of resource-intensive lawn with more ecologically sound lawn and historically compatible species through the implementation of a testing area for eco-lawn seed mixes
- Begin relocation of parking from civic spaces to nearby garages or lots
- Increase commute-trip reduction strategies
- Identify convenient bicycle parking areas
- Educate and engage the public

- Use lighting to highlight strategic visual connections and key points on the campus

## 2009 Stormwater Management Program

### Overview

The Washington State Department of General Administration's (GA) Stormwater Management Program for Washington State Capitol Campus (Stormwater Management Program (SWMP)) documented DES's efforts to conform to the Western Washington Phase II Municipal Stormwater Permit for West and East Capitol Campus. The GA is a secondary permittee under the City's coverage. GA coordinated with the City to meet permit requirements.

### Implementation

The SWMP conducted a public education program aimed at staff, tenants, and visitors. The intent was to inform and educate on measures to remove illicit discharges, decrease spill response time, train staff, and monitor flow at the outfalls. The plan also delved into construction stormwater control and post-construction management for new development and redevelopment projects.

### **Recommendations and Actions**

- Label storm drains and develop a storm sewer map
- Distribute educational information and make the SWMP available to the Public
- Outline current practices and implementation of protocols for illicit discharge detection and elimination
- Define compliance standards for stormwater runoff control during construction
- Outline post-construction stormwater management guidelines for new development and redevelopment projects
- Define compliance with the operation and maintenance (O&M) plan to minimize stormwater pollution

# 2009 West Capitol Campus Inventory, Analysis, and Recommendations

## Overview

The West Capitol Campus Inventory, Analysis, and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer, and Irrigation provided a comprehensive review of the existing utility systems on campus. The storm drainage and irrigation sections of the report were reviewed as part of this assessment.

## Implementation

The analysis and recommendations provided by the plan set forth a preliminary evaluation of the physical condition of the drainage and irrigation systems. Projects were identified, an opinion of construction costs was provided, and a recommendation for implementing the replacement or rehabilitation of the existing conveyance network and irrigation systems were outlined. It is our understanding that DES has completed a number of projects associated with this plan and has submitted proposals for future improvements to the systems.

## **Recommendations and Actions**

- Identify risk of failure within the drainage system
- Provide recommendations for action to rehabilitate or replace various pipelines on campus
- Define an operations and maintenance task list
- Provide opinions of probable construction costs for rehabilitation or replacement of drainage facilities
- Perform periodic maintenance on the irrigation system
- Identify and map irrigation zones
- Provide new backflow prevention devices for the existing system
- Perform physical flow tests to determine existing characteristics of the flow and any limiting factors of the irrigation system
- Replace and/or decommission "High Risk" irrigation system components

DES has completed a number of the projects and repairs identified in this report.



# West Capitol Campus

Historic Landscape Preservation Master Plan

June 2009 | GA project # 08-099



General Administration  
STATE OF WASHINGTON



MITHŪN



## Acknowledgements

Collaboration is requisite to creating a master plan that is respectful of cultural heritage, responsive to modern concerns and functions, and responsible to a socially, economically and environmentally sustainable future. This master plan has been principally informed and influenced by an expanded team of professionals and stakeholders who care deeply about the West Campus, and by whose efforts the Campus is stewarded and shaped. The expanded team includes representatives from the Washington State General Administration, Building and Grounds Staff, the Campus Conservators, and the Capitol Campus Design Advisory Committee.

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Large Tree Layer Plan

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Lighting Considerations

#### Signature Landscape Services

Landscape Cost Estimating



Fig. i Visioning Meeting with expanded team of contributors (Nov. 2008, Source: Mithun)

## Archival information

The life span of this document is intended to be long term, with phases and strategies anticipated to be incrementally implemented over the course of the next 20, 50, or even 100 years. Adaptive management necessitates periodic monitoring of implementation and attendant revision of the document as a tool to promote and guide resource stewardship. In order to be a living document in this capacity, the information contained within must be accessible and adjustable. Toward that end, the document exists as a bound hard copy, as an electronic file in .pdf format, and, selectively, as electronic base files. It was graphically compiled in InDesign, with source material built from a variety of file formats and design/analysis programs:

<b>File</b>	<b>Program or Format</b>
Full document for screen viewing and printing	.pdf
'Raw' chapters for graphic archive and future updates	InDesign
Individual images, graphics, and photographs	.jpg, .psd, .pdf, AutoCAD ADT 2005, Excel
Large Tree Layer	.pdf, AutoCAD ADT 2005
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Table of Trees	Excel

The document is intended to be archived and tagged within the Department of General Administration system within three topic areas:

- West Campus Master Planning
- Vegetation Management Plan
- West Campus Lighting

The document is available to the public through the Washington State Department of General Administration via the internet: <http://www.ga.wa.gov/>

## Table of Contents

Acknowledgements .....	i
Archival Information .....	ii
List of Figures .....	v
Acronyms .....	x
<b>1. Executive Summary .....</b>	<b>1</b>
Cultural, Environmental, and Economic Stewardship .....	2
Findings .....	3
Key Issues and Findings .....	4
Implementation .....	4
Vision .....	4
Preservation Treatment .....	5
Summary of Objectives, Recommendations, and Actions .....	5
What's in this Document .....	6
<b>2. Introduction .....</b>	<b>7</b>
Purpose and Scope .....	8
<b>3. Project Context and Resources .....</b>	<b>9</b>
Cultural Resources .....	13
Natural Resources .....	16
Economic Resources .....	16
Project Background .....	16
<b>4. Vision .....</b>	<b>19</b>
Olmsted Design Principles .....	20
<b>5. Assessment of Resources .....</b>	<b>29</b>
Sub-Table of Contents .....	29
Project Methodology .....	30
Problem Statement .....	34
Organizational Elements and Character-Defining Features .....	35
Resource Assessments .....	39
<b>6. Landscape Preservation Master Plan .....</b>	<b>69</b>
Cultural Landscape Preservation Goal .....	69
Objectives .....	69
Landscape Preservation Master Plan .....	70
Actions and Recommendations .....	77
• Trees, Vegetation, Soil, and Drainage .....	77
• Public Engagement .....	78
• Utilities and Infrastructure .....	83
• Circulation and Parking .....	84
Development Recommendations for Campus Edges and Opportunity Sites .....	87
• North Slope, Capitol Lake, and Heritage Park .....	87
• Heritage Center and Executive Office Building .....	87
• South Edge Sub-Campus .....	88
• East Campus Connection .....	88
• Capitol Way and Sylvester Park .....	90

**Table of Contents, cont.**

- Recommendations and Guidelines for Capital Projects ..... 90
  - Flag Circle / Central Plaza ..... 90
  - South of Legislative Building ..... 90
  - Sunken Garden ..... 93
  - Campus Entrances ..... 95
  - West End ..... 97
  - Memorials ..... 98
- 7. Large Tree Layer Plan ..... 111**
  - Introduction ..... 111
  - Where to Find Planting Plan and Foldout Map ..... 111
  - Study Area Boundary ..... 111
  - Analysis, Considerations and Criteria ..... 112
  - Relationship of Large Tree Layer Plan to Landscape Preservation Master Plan ..... 112
  - Existing Significant and Memorial Trees ..... 115
  - Historic Tree Characteristics and Composition ..... 116
  - Stability and Maintenance Considerations ..... 122
  - Phasing and Implementation ..... 124
  - Large Tree Layer Planting Key ..... 124
- 8. Sustainable Design and Sustainable Landscape Management ..... 129**
  - Washington State's National Leadership Role ..... 129
  - Adopting a Policy ..... 129
  - The Sustainable Sites Initiative ..... 130
  - Gradual Measures ..... 131
- 9. Cost Analysis ..... 135**
  - Context ..... 135
  - Methodology ..... 135
  - Operational Costs ..... 136
  - Operational Recommendations and Considerations ..... 136
  - Operational Cost / Benefit Analysis ..... 138
  - Operational Planning Tool ..... 138
  - Donations and Endowments ..... 141
  - Incremental Implementation Opportunities ..... 143
  - Large Capital Project Example: Flag Circle / Civic Plaza ..... 144
- 10. Vegetation Management Plan (VMP) ..... 147**
  - VMP Table of Contents ..... 149
- 11. Lighting Considerations ..... 303**
  - Introduction ..... 303
  - Lighting Goals ..... 304
  - Lighting Composition and Hierarchy ..... 305
  - Existing Lighting Conditions ..... 306
  - Proposed Lighting Strategies ..... 310
- 12. Bibliography ..... 325**
- 13. Appendix ..... 329**
  - Landscape Questionnaire ..... 329
  - Olmsted Tree Taxa: trees specified by Olmsteds in other landscapes ..... 333
  - Site Workshop's Landscape Design Criteria for HCEOB, January 2009 ..... 334
  - Rejuvenation Statement ..... 336

# List of Figures

Note: Figure titles have been abridged in some cases

Cover Western Red Cedar .....	cover
i Visioning Meeting with expanded team of contributors .....	i
1.1 Legislative Building framed by cherry trees with Sundial garden in the foreground .....	1
1.2 View of Capitol Group framed by cherry tree with autumn leaves .....	3
2.1 Immigration and Naturalization Awareness Demonstration .....	7
3.1 Comprehensive approach to sustainable design .....	9
3.2 Context aerial .....	10
3.3 West Capitol Campus Orientation Map .....	11
3.4 View of the Capitol, looking south from Budd Inlet .....	13
3.5 Historic view of Capitol from the northeast corner of the West Campus .....	15
3.6 Aerial View looking north .....	17
4.1 ca. 1930s aerial view of West Campus .....	21
4.2 Pedestrian approach to Capitol Group .....	23
4.3 Autumn Leaves .....	25
4.4 Westward view from west edge of bluff .....	26
5.1 Site walks and interviews .....	31
5.2 Design Workshop .....	31
5.3 Design Workshop (different photo) .....	31
5.4a Layers of Influence .....	32
5.4b Timeline of Influence .....	33
5.5a Organizational Elements and Character-Defining Features Matrix .....	35
5.5b Organizational Elements and Character-Defining Features Matrix .....	37
5.6a Features depicted by the 1928 Olmsted Brothers General Plan .....	40
5.6b Features that exist today .....	41
5.7 Landscape Character Patterns, Olmsted General Plan, 1928 .....	43
5.8 View of existing greensward .....	45
5.9a 1928 Olmsted Brothers General Plan overlain with historically intended trees shown in 1929 Planting Plan .....	46
5.9b Existing Campus Base Plan overlain with existing trees.....	47
5.10 Norway Maple near Winged Victory Circle. ....	49
5.11 Key map of view location along North Diagonal .....	50
5.12 Scenario 1: North Diagonal approach to the Capitol in the near future .....	50
5.13 Existing view of North Diagonal approach to the Capitol .....	51
5.14 Scenario 2: North Diagonal approach to the Capitol in the future .....	51
5.15 5350-16 Plan for Land and Water Approaches to the Capitol, January 18, 1912 .....	52
5.16a Olmsted Brothers' 1928 General Plan overlain with historically intended axes, nodes, and features .....	54
5.16b Existing Campus Base Plan overlain with existing axes, nodes and features .....	55
5.17 Pleasant Lane view looking north .....	57
5.18 View from North Overlook .....	59
5.19 SRG Partnership's Rendering of the Heritage Center and Executive Office Building .....	60
5.20 Axis Study: Importance of native vegetation .....	61
5.21 View of parking area at west end .....	62
5.22 Key map of Campus showing the existing Sunken Garden and its missing counterpoint .....	63
5.23 View of Existing Sunken Garden .....	63
5.24 View of Flag Circle, dominated by vehicles .....	64
5.25 5350_43_pt1 Grading Plan, Olmsted Brothers, 1928 .....	66
5.26 Memorial signage .....	68
5.27 Communication signage .....	68
5.28 Bench compatible with historic character .....	68

## List of Figures

5.29	Different styles of waste and recycling receptacles .....	68
6.1	West Capitol Campus Landscape Preservation Master Plan .....	71
6.2	West Capitol Campus Landscape Preservation SHRUB Plan .....	73
6.3	West Campus Phasing and Focus Areas .....	75
6.4	Future View of North Diagonal Approach .....	79
6.5	Future View of Greensward .....	81
6.6	Restoration efforts at Central Park .....	83
6.7a	Existing Campus aerial with parking and vehicular circulation areas highlighted .....	84
6.7b	Priority areas for phased parking removal .....	85
6.8a	Key map of Campus with focus area delineated .....	86
6.8b	Focus Area Study: Future HCEOB connection with West Campus .....	86
6.9a	Key map of Campus with focus area delineated .....	89
6.9b	Focus Area Study: South Edge Sub-Campus and East/West Connection Across Capitol Way ...	89
6.10	Future View of Flag Circle / Civic Plaza with Sunken Garden and Water Feature .....	91
6.11	Historic postcard of Sunken Garden .....	93
6.12a	Key Map indicating view locations for sketches .....	94
6.12b	Future North Diagonal approach to the Capitol with landscape rehabilitation .....	94
6.12c	Future approach to the Capitol along Sid Snyder Avenue with landscape rehabilitation .....	95
6.13a	Key map of Campus with focus area delineated .....	96
6.13b	Focus Area Study: West End interim plan .....	96
6.13c	View of existing West End parking area, the ‘Mansion Lot’ .....	97
6.14	Opportunity Sites for Monuments and Memorials .....	98
6.15	Future View of West End of Campus .....	99
6.16	Campus Section showing major Landscape Characters .....	101
6.17	Street Edge: Enlarged Section through Capitol Way, looking south .....	103
6.18	Greensward: Enlarged Section through Great Lawn, looking south .....	105
6.19	Formal Landscape: Enlarged Section through Flag Circle, looking south .....	107
6.20	Native Edge: Enlarged Section through Forested Bluff to Capitol Lake .....	109
7.1	A historic maple frames a view of the Tivoli Fountain .....	111
7.2	Tree Canopy projections .....	113
7.3	Diagram of Significant and Memorial Trees .....	115
7.4	Enlargement of 5350_88_tc1 State Capitol Grounds General Planting Plan .....	116
7.5	1929 Olmsted Trees: Characteristics .....	117
7.6	Approximate percentage of tree types shown in the 1929 Olmsted Brothers Planting Plan .....	119
7.7	Approximate percentage of tree types that exist today, within the same general area as 1929 plan .....	119
7.8	Approximate future percentage of tree types based upon LTL planting plan, within the same general area as 1929 plan .....	199
7.9	Campus Section highlighting Elm Trees shown in 1929 Olmsted Brothers Planting Plan .....	120
7.10	Diagram of Elm Trees shown in 1929 Olmsted Brothers Planting Plan: Existing Campus Base Plan overlain with historically intended trees.....	121
7.11	Diagram of Native Trees shown in 1929 Olmsted Brothers Planting Plan .....	122
7.12	Large Tree Layer Key .....	125
7.13	Existing Inventory Key .....	127
8.1	Key map of plan enlargements .....	132
8.2	PAST: 1928 Olmsted Brothers General Plan at Pleasant Lane .....	132
8.3	PRESENT: Existing Plan at Pleasant Lane .....	132
8.4	FUTURE: Master Plan at Pleasant Lane .....	132
8.5	Install raingardens to increase stormwater function at surface parking areas .....	133
8.6	Existing parking area along Pleasant Way .....	133
8.7	Raingarden at High Point Neighborhood, Seattle .....	133
9.1	West Campus Existing Area Take-offs .....	137
9.2	West Campus Proposed Area Take-offs .....	137

9.3 Cost / Benefit Analysis of Implementation Priorities described in the VMP ..... 139

9.4 Incremental Implementation Map: Greensward Area ..... 142

10.1.1 U.S. Capitol ..... 151

10.1.2 Washington State Capitol ..... 151

10.1.3 View from pedestrian bridge on a snowy day ..... 153

10.1.4 Heritage Norway Maple has received special structural supports and health treatments ..... 155

10.1.5 Kwanzan cherries in 13 Colonies grove suffer decay from poor drainage ..... 155

10.1.6 Veronica in lawn indicates poor drainage ..... 156

10.1.7 Healthy native understory at NW corner of bluff ..... 157

10.1.8 Winged Victory memorial is a key Olmsted plan element ..... 158

10.1.9 Typical lobbying day scene ..... 158

10.1.10 Yoshino cherries ..... 159

10.1.11 Yoshino cherries ..... 159

10.2.1 Spring view of Norway Maple and Capitol Group ..... 160

10.2.2 Today trees provide softening Capitol foreground ..... 161

10.2.3 North Diagonal before installation of Olmsted landscape ..... 161

10.3.1 2009 inventory of Native Edge..... 163

10.3.2 Large Blue Atlas cedar exemplifies tree risk ..... 163

10.3.3 2001 Condition and 2008 Risk Status of WCC inventoried trees ..... 165

10.3.4 2008 Condition and 2008 Risk Status of WCC inventoried trees ..... 165

10.3.5 Yoshino cherry with tight, co-dominant trunks ..... 166

10.3.6 Red maple with similar size trunks ..... 166

10.3.7 Cultural Issue by Tree Species ..... 167

10.3.8 Tree Maturity ..... 167

10.3.9 35% of Campus trees are cherries ..... 168

10.3.10 Douglas firs are second most abundant in WCC developed landscape ..... 168

10.3.11 West Capitol Campus Tree Taxa ..... 169

10.3.12 Tree Size Distribution ..... 172

10.3.13 Genus Distribution by Zone ..... 172

10.3.14 Tree Condition 2009 ..... 174

10.3.15 Tree Risk by Size ..... 175

10.3.16 Douglas firs dominate Mansion landscape ..... 176

10.3.17 70% of Douglas firs exhibit some risk ..... 176

10.3.18 Graph of Condition and Count of Tree Species ..... 176

10.3.19 Table of Condition and Count of Tree Species ..... 177

10.3.20 Table of Risk Status by Tree Species ..... 178

10.3.21 Douglas fir dominates the west bluff’s mixed deciduous-coniferous forest ..... 179

10.3.22 Most ‘green’ on the slide prone north greenbelt slope is English Ivy ..... 179

10.3.23 Summary statistics about inventoried trees ..... 179

10.3.24 Native Edge Management Area Tree Species Distribution ..... 180

10.3.25 Overgrown base plantings crowd trees and obscure view of Capitol ..... 182

10.3.26 Lush native vegetation partially surrounding the Governor’s Mansion ..... 182

10.3.27 West Capitol Campus Understory Natives ..... 183

10.3.28 Tree uprooted by recent north bluff landslide ..... 185

10.3.29 Compaction and water-borne soil fungi ..... 185

10.3.30 Deer frequently browse rosebuds ..... 186

10.3.31 Deer leave crocus and native trillium alone ..... 186

10.3.32 West end of campus ..... 187

10.3.33 Surface parking lots and structures along south campus edge ..... 187

10.3.34 Sample Maintenance Records ..... 188

10.3.35 Vine maples and rhododendrons ..... 189

10.3.36 Tree care experts ..... 189

10.4.1 Images of Tree Findings ..... 192



## List of Figures

10.4.2	Images of Understory Planting Findings .....	195
10.4.3	Images of Landscape Character .....	197
10.4.4	Tree condition survey .....	199
10.5.1	Active Tree Management .....	201
10.5.2	Organic mulches improve soil health .....	202
10.5.3	Greensward .....	204
10.5.4	Heavy foot traffic and bare soil under native trees .....	205
10.5.5	Leaves collected under canopy of English oak .....	205
10.5.6	Formal landscape at civic plaza .....	206
10.5.7	Formal landscape at feature gardens and memorials .....	206
10.5.8	Diseased, unattractive boxwood hedge .....	207
10.5.9	Typical Yoshino cherry root condition .....	207
10.5.10	Street Edge .....	209
10.5.11	Last surviving red crabapple .....	210
10.5.12	Arborvitae hedge .....	210
10.5.13	Pair of columnar maples .....	210
10.5.14	Native edge .....	211
10.5.15	Native Edge MA Sectors .....	213
10.5.16	Ivy on trees .....	213
10.5.17	Governor’s Mansion .....	215
10.5.18	WCC Management Actions Matrix .....	217
10.6.1	Careful drainage system planting & installation could have prevented tree root damage .....	220
10.6.2	Heritage Norway maple ‘miracle tree’ .....	222
10.6.3	Shrub bed detail from Olmsted Brothers 1929 Planting Plan .....	223
10.6.4	Newly planted trees replenish canopy on the US Capitol grounds .....	224
10.6.5	Compost mulch improves plant establishment, appearance and health .....	226
10.6.6	A Denver riverfront park .....	227
10.6.7	Three Year Establishment Care Calendar .....	229
10.6.8	Shrubs should be pruned only for hedging or topiary .....	230
10.6.9	Example of retrenchment pruning of veteran tree on US Capitol grounds .....	231
10.6.10	Long unpruned deciduous azalea .....	232
10.6.11	Nearby azalea has well-spaced stems and nice form .....	232
10.6.12	Huge stump by parking area .....	234
10.6.13	Trees were selectively removed along street edge in Volunteer Park, Seattle .....	234
10.6.14	‘Ecoturf’ lawn on Pennsylvania Avenue, Washington D.C. ....	236
10.6.15	Increasing shade under cherry canopy .....	236
10.6.16	Greensward lawn in low-lying area .....	236
10.6.17	Bird-sown holly .....	238
10.6.18	Native island garden in west parking lot .....	238
10.6.19	Weedy Species .....	239
10.6.20	Existing Management Areas .....	240
10.6.21	Vegetation Management Areas .....	241
10.7.1	Table of Actions .....	243
10.7.2	Students arrive for Capitol tour .....	245
10.7.3	Rally on Capitol Steps, Campus trees beyond .....	245
10.8.1	Adaptive Management Cycle diagram .....	246
10.8.2	Sample inventory form used for WCC VMP .....	247
10.8.3	Monitoring butt decay .....	248
10.9	Table of Trees .....	249
10.10	Table of Trees - Native Edge .....	289
11.1	Lighting at porticos of Temple of Justice .....	306
11.2	Carriage lantern style pole-mounted fixture .....	307
11.3	Electrical outlet attached to light pole base .....	308



11.4 Bollards at Sundial Circle ..... 309

11.5 Historic documentation showing “acorn”-style pole-mounted lighting fixture ..... 311

11.6 Comparison of historic and current carriage lantern lighting poles ..... 311

11.7 Post-top fixture between Prisoner of War Monument and Winged Victory Monument ..... 312

11.8 Craftsman-style light fixture ..... 313

11.9 Historic documentation showing lighting along Capitol Way ..... 316

11.10 Chart showing lighting fixture typologies for the existing campus ..... 319

11.11 Diagram of schematic lighting types for the existing campus ..... 320

11.12 Diagram of schematic lighting types for the future campus ..... 321

11.13 Diagram showing luminous balance for a future campus ..... 322

11.14 One possible alternative for lighting of the Legislative Building ..... 323

11.15 Lighting cost estimate for selected projects ..... 324

Unless noted otherwise, attribute graphics and diagrams to:

- Mithun - Chapters 1 through 9
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## Acronyms

WCC	West Capitol Campus
VMP	Vegetation Management Plan
SIS	Secretary of the Interior's Standards
Fig.	Figure
Figs.	Figures
CCDAC	Capitol Campus Design Advisory Committee
GA	the Washington State Department of General Administration
HCEOB	Heritage Center and Executive Office Building
N.T.S.	not to scale
HABS	Historic American Buildings Survey
LTL	Large Tree Layer, or Large Tree Layer Plan



Fig. 1.1 Legislative Building framed by cherry trees with Sundial garden in the foreground (September 2008, Source: Mithun)

The Washington State Capitol Campus is a valuable cultural resource, not only for residents of the state but for the nation as a whole. As a campus grounds of historic importance - it symbolizes our highest ideals as a democratic society, state, and nation. The campus was listed as a National Register Historic District in 1974 and contains some of the most valued views in the State - of the Olympic Mountains, Mt. Rainier and the Capitol Dome and the Capitol Group atop the bluff, reflected by Capitol Lake and framed by the venerable heritage trees that comprise and surround the campus.

***Cultural, environmental and economic stewardship***

The stewardship of this legacy is multi-faceted, encompassing cultural, environmental and economic concerns. Frederick Law Olmsted and his sons were prolific landscape architects from 1857 through 1949 and their work is present in most big cities throughout the U.S. The principles used by the Olmsteds are widely agreed to be timeless and are remarkable for their relevance today in recognizing the importance of place, the use of nature as a guide, the accommodation of multiple uses, the experiential

impact of a unified composition and the facilitation of movement through spaces. Their reverence for local ecology contributed to enduring landscapes they built and advocated for.

Responsible stewardship of the West Capitol Campus as a premier example of the Olmsted principles can also demonstrate accountability for the sustainable management of our state resources by “walking the talk” to protect our cultural, energy, water and habitat resources for future generations - a powerful example from which others can learn.

While the State sets goals, standards and mandates to address climate change, the Capitol Campus can implement and demonstrate the best management practices for sustainable landscape stewardship. Water quality, soil health, nutrient cycling, habitat, biodiversity, waste and materials all represent opportunities for the Campus to not only demonstrate responsible environmental practices but link them to smart economic choices.



Fig. 1.2 View of Capitol Group framed by cherry tree with autumn leaves (October 2008, Source: Mithun)

### ***Findings show consistent action required***

The Campus is a cultural resource that is aging and declining. Trees are the assets that form the framework of the historic Campus – an iconic reminder of the campus’ Pacific Northwest heritage, sentinels that reinforce the sense of arrival, a canopy overlay that connects with the surrounding neighborhood, masses that frame views and striking specimens to admire. However, more than 40% of the existing trees on the West Capitol Campus are in decline, less than 15% of the trees are young, and only 45% of the trees that have been lost over the past seven years have been replaced. Perhaps the most stunning fact is that more than 30% of the trees are considered a current or potential risk – major landscape trees that face removal in the next few years to mitigate this risk. The trees that are the backbone of this historic place need replanting and replacing.

The second compelling reason that action is needed, is that the conditions of the resource provides a unique potential for successful protection and rehabilitation, compared to many other Olmsted landscape sites, If guided assertively, much of the original intent of the historic plan can be realized. Many cultural resources suffer challenges of changes over time that are not easily revocable, but here many of the primary character-defining historic features are intact and much of the Olmsted Brother’s design intent remains unrealized. Less than 30% of the trees on the campus align with the design intent, however, the clear need for replanting allows for future alignment with the historic intent.

### **Key issues and findings**

- The West Campus currently lacks the three-dimensional structure, spatial hierarchy and design integrity of its intended landscape plan. Because layers of trees and vegetation are missing, the ability to form space, create thresholds, and create spatial richness is missing.
- Although many of the axes, organization and features are still legible, the original balance and symmetry of the historic plans are compromised due to missing structural plantings and nodes that were intended to serve as monuments to end the axes but are now parking areas.
- The view corridor recognized by the Olmsted Brothers as a critical connection to the region and the community is currently threatened by controversial development plans.
- The off-site views of the Dome are framed by venerable stands of conifers that send a powerful message about the sense of place. Views of the dome from I-5, the Deschutes Parkway and the pedestrian path around Capitol Lake are intact but careful stewardship of the native forest edge is required.
- Views are imbalanced within the Campus due to the unrealized potential of the west end.
- Vehicular circulation has encroached and dominates the public realm of the campus. Path systems that dead end into parking areas communicate a message of priority for the vehicle over the pedestrian.

### **Implementation**

Within the context of the current economic downturn, we must continue to protect the investments made by previous generations in designing and building a functional and beautiful civic landscape for the Capitol. An economic downturn provides an opportunity to reconsider priorities, to plan for the future, and to position for a positive upturn. Taking advantage of this opportunity will enable the State to maximize the benefits of future investments and to provide leadership in stewarding the legacy.

Implementation of the Landscape Preservation Master Plan and the Vegetation Management Plan is intended to be gradual, but there are a couple of general ways to begin now:

- 1) Steward the existing resources: The Plan includes ways to improve the consistency and effectiveness of landscape maintenance and resource stewardship toward realizing the larger vision.
- 2) Incrementally replenish aging resources with new generations of trees and shrubs.

### **Vision**

The vision for the West Capitol Campus is a landscape that respects the design principles of the original Olmsted plan, honoring characteristic features and concepts of the historic design while demonstrating sustainable landscape management practices and acknowledging the dynamic and increasingly urban context of the historic Capitol Grounds.



### **Preservation Treatment**

Based upon assessments of the health and integrity of the existing cultural resources, in conjunction with considerations regarding the necessary growth and modern function of the State Capitol, the recommended goal, or treatment, for the campus, as a whole, is rehabilitation. Within this approach, carefully considered landscape interventions are allowed where such modifications are compatible with historic resources. (Secretary of the Interior's Standards)

### **Summary of Objectives, Recommendations, and Actions:**

#### **Objectives**

- Reinforce the primary importance of people at the center of governance
- Improve the pedestrian experience throughout the West Campus
- Demonstrate a multi-faceted sustainable approach to landscape stewardship, celebrating and preserving cultural resources while protecting natural resources and responsibly investing limited economic resources.
- Establish three-dimensional spatial hierarchy throughout the West Campus
- Restore axis strength and symmetry
- Define gateways and reinforce seams
- Preserve or improve views
- Establish parameters for integrating "Opportunity Sites", including buildings, monuments, and memorials
- Identify priority action items for immediate implementation and phased action items to inform future investments
- Provide a safe and accessible campus

#### **Recommendations and Actions**

- Implement a Tree Management and Monitoring Program
- Conduct a Campus-wide drainage study and implement drainage improvements.
- Provide replenishment generations of trees through continuous strategic replanting.
- Invest in soil health to improve plant performance.
- Remove invasive plant species, particularly ivy in trees
- Begin incremental installation of original Olmsted planting plan, interpreting and substituting resource intensive species with historically compatible native species
- Provide grounds training regarding Vegetation Management Plan
- Begin the replacement of resource-intensive lawn with more ecologically sound lawn and historically compatible species through the implementation of a testing area for eco-lawn seed mixes
- Begin relocation of parking from civic spaces to nearby garages or lots
- Increase commute-trip reduction strategies
- Identify convenient bicycle parking areas
- Educate and engage the public
- Replace the non-functioning light fixtures at the obelisk in the near future to light this monument and provide a visual connection between the Tivoli Fountain and the Winged Victory Monument.

## Executive Summary

### ***What's in this document***

The purpose of the West Campus Historic Landscape Preservation Plan is to clarify a vision for preserving the 50-acre West Capitol Campus, to establish a framework for stewardship, and to prioritize an implementation plan. The elements of this plan include:

#### **50-year Master Plan**

Preserves and honors the characteristics of the historic design while accommodating compatible uses, modern functions and ecological performance. Assumes incremental change over the next 50 years.

#### **Large Tree Layer Plan**

Careful comparison was made between the existing tree condition survey, the historic intent of the Olmsted plan and the proposed goals in order to develop a recommended Large Tree Layer plan. The plan depicts each tree, or in some cases, groves of trees - existing and proposed – and describes overall parameters for incrementally replenishing the Campus tree canopy as opportunities arise.

#### **Vegetation Management Plan.**

Vegetation management recommendations provide direction based on evaluation of existing landscape conditions, intended change, and identified goals and objectives. What, how, when, by whom and the priorities are identified in detail. Six management areas have been identified based on the needs particular to their location, landscape characteristics, and use.

#### **Development Guidelines**

To make this a relevant working document that interprets the Olmsted plan intent for the benefit of future decision makers, general development guidelines for campus edges and opportunity sites, as well as capital projects, are identified.

#### **Lighting Considerations**

The West Capitol Campus would benefit from an in-depth lighting master plan to develop a future lighting strategy. The most important elements to be addressed would include:

- Visual planning for the campus nightscape, including plans for future relighting of major buildings
- Development of lighting standards for safety and security
- Analysis of lighting energy use to determine which light sources and fixture types could result in energy savings and improved maintenance

To protect the integrity of the cultural resource, and until a lighting master plan is developed, lighting for new opportunity sites and adjacent development must be coordinated with the entirety of the campus lighting scheme to ensure that light sources are applied consistently, and that new fixture typologies are not introduced that would conflict with the historic character of the West Capitol Campus.

#### **Cost analysis**

The new design generates a 1-2% reduction in annual labor hours. This is a rough order of magnitude number and there are factors that affect the accuracy of this finding outlined in the report.



# GROUPS WEST CAMPUS OPERATIONS FACILITY

## RELOCATION PROJECT

### NEEDS ASSESSMENT AND PRELIMINARY PROGRAMMING

Prepared By: Rafael Urena, Engineering & Architectural Services  
Michael Van Gelder, Asset Management

Date: March 31, 2018

MECHANIC.  
SHOP  
SOILS  
SHED.

STORAGE  
VEHICLES

SUPPLIES

GROUPS + OPERATION  
RELOCATION  
VILLAGE

## **TABLE OF CONTENTS**

**Purpose**

**Scoping Questions**

**Schedule**

**Programming**

**Programming Schematics**

**Appendix A**

**Heavy Equipment List**

**Appendix B**

**Mechanics Shop Tools and Equipment**

## **Purpose**

The purpose of this report is to develop a proposal for a centralized facility on West Capitol Campus for Grounds staff that provides optimized day-to-day logistical efficiency.

The facility would contain the West Campus Grounds unit and the irrigation unit, with staff offices and conference/training space (for all Grounds staff) and associated storage in one location on West Campus. It is possible that the mechanic shop, grounds and equipment and material storage for both the mechanic shop could be located there as well. The facility would be attractive to look at and honors the basic needs of any DES employee work space.

## **Current Facility**

The Conservatory is a two-story concrete and steel framed building. It has a concrete "daylight basement" on its lower level and a steel framed greenhouse structure on the main level. The original building was constructed in the 1930s and a major addition was made in 1960. Other additions/remodels have been conducted over the years.

Grounds staff are currently quartered in the lower level of Conservatory and its surrounding environs. There are a small number of workstations and three private offices, one of which contains the irrigation equipment controls. There are some workshops and some storage. The facility also includes a vehicle/equipment repair shop and room for vehicle and equipment parking. Routine maintenance is conducted here. Maintenance on larger equipment is conducted outside or outsourced.

## **Current Problems**

The building is constructed on 60 feet of loose uncompacted fill. This fill has been settling since the building was constructed. Inspections and studies have found that settlement was continuing and that slope movement has not stopped. It is one of the three areas of highest risk of slope failure.

All the prior studies have determined that repairing the building is not a practical or cost-effective solution. The Conservatory facility itself has been considered for demolition for a number of years. The upper floor is not occupied and is restricted. The facility is situated on an unstable site composed of fill from previous facilities and other debris. While the slope is reinforced with a soldier wall, the slope is considered a dangerous risk – slopes in that area have collapsed before and the risk increases over time. The slope area is one of three that have the highest likelihood of failure and highest risk, according to the 2010 Golder and Associates Report.

There have been a number of building condition assessments in the last ten years that have determined that the entire existing facility is extremely fragile—in fact structurally impaired and all systems have been compromised. The facility has a very limited "life-span".

## Scoping Questions

The following are scoping questions similar to those used by OFM's Modified Predesign Submittal.

1. Describe the circumstances that created the need for this facilities project.

The current facilities that house the grounds mechanic shop, campus irrigation unit, west campus grounds unit and associated equipment and materials storage as well as restroom, office and conference/training space is slated to be removed when the conservatory is demolished as part of a planned capital project in 2017-2019.

2. Provide a brief description of the current facilities (Conservatory and Soils Shed and any other sites).

Conservatory basement:

- Grounds mechanic shop
- Grounds mechanic equipment and material storage
- Offices for grounds mechanic, irrigation technician, and 5 west campus grounds staff
- Male and female restrooms
- Huddle/training space
- Material storage for west campus grounds, including flags
- Drying room
- Records storage
- Irrigation control boxes for many west campus zones

Polyhouse west of conservatory (same lot):

- Grounds equipment storage
- CMA and ice melt storage
- Winter plant holding
- Miscellaneous supplies

Pesticide facility west of conservatory (same lot)

- Pesticide and application equipment storage
- Pesticide mixing facility
- Emergency eye wash/shower unit

Connexes(west of conservatory (same lot)

- Small equipment storage
- Supply storage
- Fuel stations

Plant lot west of conservatory (same lot)

- Outdoor plant holding facility

Truck/Large equipment parking west of conservatory (same lot)

- Outside storage of motor pool vehicles, street sweepers, snow plow and sander trucks, utility vehicles
- Equipment wash off area

Soil Shed:

- Grounds equipment storage
- Supply storage
- Ice melt storage

Connexes near soil shed:

- Irrigation supplies
- Flagging supplies

Fuel Tank near Soil Shed:

- Diesel fuel tank

Material bunkers near Soil Shed:

- Sand, soil, compost and landscape debris storage

3. Provide a brief description of the preferred facilities solution.

The preferred facility solution would consist of an integrated facility on West Campus to house staff offices/restrooms, conference/training space, the mechanic shop, equipment, truck, and utility vehicle parking and material storage spaces, both indoors and outdoors. The best West Campus location for an integrated facility is at the current Soil Shed location, adjacent to the Governor's Mansion.

4. Describe how the proposed project will affect agency operations. Include positive and negative impacts of the preferred solution and site and any anticipated efficiencies.

Positive impacts of an integrated and centralized facility at the soil shed:

- One common space for all grounds staff (west, east and parks) to huddle/train and coordinate daily work and projects
- Close proximity to required equipment and materials. Any location of offices/planning space away from equipment and materials will cost DES each day in reduced logistical efficiency, Time would be lost every day if there were a distance between offices/break rooms and equipment/material storage areas. Time lost would be multiplied for the number of staff affected, which is currently one mechanic, one irrigation tech. and five grounds staff.
- Close proximity to west campus tenants, Legislator and Visitor Services. A location on west campus provides the eyes and ears of grounds staff to notice and react to issues immediately

- Potential for reduced rent compared to other campus locations, particularly for office space

Negative impacts of integrated facility at Soil Shed:

- Potential undesirable view from Governor's mansion (*appropriately designed facility with attractive materials can result in a facility that is desirable to look at as opposed to one that needs to be hidden or screened*)
- Need to design, permit and install appropriate restroom facilities
- Need to assure internet and phone connections

5. Describe the functions of the agency in the proposed space.

Deliver innovative, responsive, cost-effective and integrated grounds services to meet the diverse needs of DES customers.

- daily, short and long term planning for grounds mechanic, irrigation technician and west campus grounds service specialists
- restroom facilities
- staff training
- equipment repair and maintenance
- equipment/truck/utility vehicle storage & parking
- equipment washing
- landscape and irrigation material and supply storage
- hand tool storage
- fuel storage
- flag and flagging supplies storage
- records storage
- drying of wet clothing
- pesticide storage and mixing/emergency shower & eye wash
- plant holding
- staging of materials for projects
- recycling

6. Provide a complete description of the alternatives to be considered and a summary of the advantages and disadvantages of these alternatives

(a) Preferred Alternative--"Soils Shed" site (next to Governor's Mansion)

Advantages:

- This site has the optimal centralized location, in terms of providing efficient and effective Grounds coverage for West Campus.
- This site has been the preferred alternative in a number of assessments for relocation of Grounds from the Conservatory site.

Disadvantages:

- Proximity to the Mansion

- Potential noise
- Unsightly visibility
- Night illumination
- Chemical dangers (fertilizer storage)

**(b) 721 Columbia Site (demolish and rebuild a new integrated grounds facility)**

**Advantages:**

- Single integrated site for offices, mechanic shop, equipment and vehicle parking, material and supply storage, etc
- Not visible from Governor's mansion or main campus
- Potential to combine West Campus and Parks Grounds staff in joint facility

**Disadvantages:**

- Wasted travel time every day for nine grounds staff going to and from west and east campus multiple times per day
- Adding to congestion on a City of Olympia street (Columbia
- Difficult to navigate Columbia Street with large and small equipment
- Site size and capacity are limited
- Need to reconnect to a defunct sewer system
- No connections to internet and/or phone services
- Potential environmental risks or impacts to Park and Lake
- Noise and light pollution

**(c) ProArts Site (offices only; shop and storage would be at Soil Shed)**

**Advantages:**

- Nice office space for staff with restrooms, internet and phone connections
- Potential for staff vehicle parking spaces next to offices
- Out of sight of West Campus

**Disadvantages:**

- Wasted travel time for West Campus Grounds staff going to and from West Campus multiple times per day
- Adding congestion on a City of Olympia street (11<sup>th</sup> Avenue)
- No room for mechanic shop, equipment and truck parking, large material and supply storage, equipment wash down area, pesticide mixing
- Site is too small for anything but "offices" without taking most of the block—which would reduce the potential value of the site for another large office building
- Given this, other sites would need to be used, requiring significant dispersal of functions, reducing effectiveness and efficiency in all functions

(d) Pritchard Building basement (offices only; shop and storage would be at soil shed)

Advantages:

- On west campus –close to customers and work sites
- Restrooms, internet and phone connections
- Lunch/break room

Disadvantages:

- Subpar office space due to being in a mechanical room
- No spaces to park staff vehicles next to offices
- Staff with wet and soiled clothes coming and going from a campus office building
- Wasted travel time for six west campus grounds staff going to and from soil shed area multiple times per day
- High rent



## Project Schedule

Task Name	Duration	Start	Finish
<b>Phase 1</b>			
Initiate	1 day	Fri 12/1/17	Fri 12/1/17
Background/Current program	25 days	Mon 12/4/17	Fri 1/5/18
Needs Assessment	25 days	Mon 1/15/18	Fri 2/16/18
Programming	10 days	Mon 2/19/18	Fri 3/2/18
Stacking & Blocking	10 days	Mon 3/5/18	Fri 3/16/18
Conceptual scenarios	5 days	Mon 3/19/18	Fri 3/23/18
Funding Options	5 days	Mon 3/19/18	Fri 3/23/18
<b>Phase 2</b>			
PWR issuance	1 day	Mon 3/26/18	Mon 3/26/18
RFP or RFQ for consultant	23 days	Wed 3/28/18	Fri 4/27/18
Predesign & Design Merge	65 days	Mon 4/30/18	Fri 7/27/18
RFP for Construction	70 days	Mon 7/30/18	Fri 11/2/18
Construction	150 days	Mon 11/5/18	Fri 5/31/19