Washington State
DEPARTMENT OF
ENTERPRISE SERVICES

SEPTEMBER 2024

LSS Relocation Study Report

JULY 2023 — SEPTEMBER 2024

Facility Professional Services Division

Report to the Legislature

Agency Overview

The Department of Enterprise Services (DES) provides centralized services to state government agencies; to other public entities such as cities, counties, and tribes; and to Washington residents.

DES' mission is to strengthen the business of government for a sustainable and just future.

We do this by creating overall operating efficiencies so our state's government entities can focus on their core missions. Our buying power, economies of scale, and years of experience help government get the best value for the products and services we need to support our missions.

Key Services

- Capitol Campus management
- Construction & public works
- Contracts & procurement
- Employee Assistance Program
- Energy efficiency
- Engineering & architectural services
- Facilities management
- Fleet management & EVs
- Parking management
- Print & mail services
- Property management
- Real estate services
- Risk management
- Small agency support
- Surplus property
- Training & workforce development

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Executive Summary

As directed by ESSB 5949 (section 1042), DES conducted a study to examine facility relocation options for Legislative Support Services (LSS). LSS is currently housed at 1007 Washington Street, known as the Washington Street Building. The building is in poor condition and doesn't fully meet LSS program requirements. Through this relocation study, five existing state-owned buildings were evaluated, and it was found that four of the five buildings would support the long-term location needs for these Legislative Support Services (LSS) programs: Production and Design, the Legislative Hotline, and Labor Relations.

Washington Street Building

The 2023 Facility Condition Assessment estimates Washington Street repair costs at $8.8 million, which exceed the value of the building.

Once vacated, DES plans to dispose of the Washington Street Building because disposal is more cost-effective than making necessary improvements to meet current ADA, seismic, and life safety codes.

After LSS relocates, the Washington Street Building will be vacant until funding for its disposition can be secured.

Relocation Study

ESSB 5949 (section 1042) provided DES with $150,000 to conduct a relocation study and $850,000 to maintain the Washington Building until LSS is relocated.

DES and LSS selected the following buildings for study: Archives, Dolliver, Legislative Modular (Leg Modular), Natural Resources Building (NRB), and Office Building 2 (OB2).

The following table compares the five locations, including whether they could house the LSS programs altogether, the cost estimates for improvements, and the annual rent per square foot (PSF) against the fiscal year (FY) 2025 **Washington Street rate of $12.69 per square foot**.

Relocation Option Overview

Buildings	Target Occupancy	Production Program Altogether	Estimated Construction Costs	Annual Rent PSF FY 25	LSS Preference	Notes
Archives	2031+	Yes	$1,119,000	$11.99	3	Relies on Secretary of State vacating
Dolliver	2026+	Yes	$808,000	$28.73	2	Relies on Secretary of State vacating
Leg Modular	2027	Yes	$1,344,000	$16.42	1	Depends on Legislative Campus Modernization Project
Natural Resources	2026	No	$1,065,000	$12.80	5	Former data center + two other spaces
Office Building 2	2026	Yes	$888,000	$17.00	4	Former data center

Legislative Modular

LSS prefers the Legislative Modular Building (Leg Modular) so that they can combine agency operation on West Campus.

DES understands LSS' preference to centralize activities on West Campus. However, DES placed the Leg Modular on the Mansion Parking lot for temporary light office use to house displaced tenants during the Legislative Campus Modernization (LCM) project. If LSS moves into the building, there are two potential outcomes:

- The building becomes permanent.
- LSS moves again because stakeholders want the building removed to restore parking.

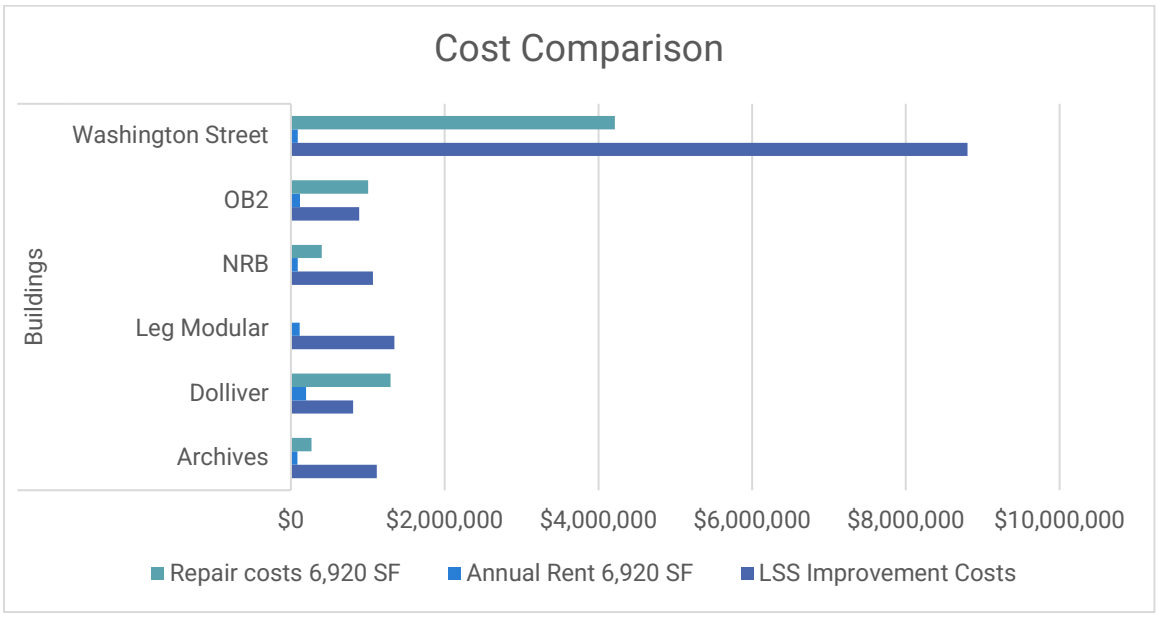
Keeping the Leg Modular for LSS would contradict the temporary purpose of that structure and DES' intention to surplus the structure and restore parking stalls at the Mansion Lot parking when DES completes the LCM project. The Leg Modular does not follow campus standards for permanent buildings, and it doesn't fit with the historic buildings on West Campus.

Alternate Locations

Archives, Dolliver, and OB2 each offer suitable space for the programming requirements of the LSS production equipment and staff. We recommend removing NRB from consideration because the study results show the available space does not meet LSS' program requirements.

LSS' relocation is not urgent, so a decision does not need to be based on immediate availability. Each potential location will require time to prepare future occupancy.

This chart compares the annual rent and Facility Condition Assessment (FCA) repair costs for all locations, using the 6,920 square footage from the modified predesign. Washington Street's improvement costs are based on the total building square footage of 14,580, while the five proposed locations use consultant cost estimates.



Introduction

The purpose of the relocation study is to find a better long-term location for LSS Production & Design, the Legislative Hotline, and Labor Relations programs.

This report outlines the critical deficiencies of the Washington Street Building, the reasons for recommending disposal, and provides an implementation plan for re-location of LSS.

Five state-owned buildings were analyzed using planning principles, key metrics on overall condition, planned capital projects, current occupancy and building availability, and cost estimates for necessary improvements for LSS occupancy.

Planning Considerations

The 2006 Master Plan for the Capitol of the State of Washington is the current long-range planning framework in effect. The vision and framework presented in the 2006 plan outline key strategies for the future of the campus. Since the 2006 Master Plan was written, fundamental shifts in daily campus use have occurred, primarily the number of employees who work on site.

On the Capitol Campus, excluding the Legislature and the courts, there are a few main types of use:

- Modern hybrid office use, with shared space based on telework policies.
- Resident occupants who are on site doing essential work to support daily campus operations.

The staff of DES Buildings and Grounds and Capitol Security and Visitor Services, and Legislative Support Services, are prime examples of resident occupants who are on-site, delivering services to make sure our buildings and grounds are safe, secure, and that government services are effective and efficient.

It's economically and logistically responsible to co-locate operations and office staff as appropriate, while considering potential occupancy impacts and code requirements. For example, placing typical office users next to a machine shop may be physically possible, but the office users may experience noise, vibration, or traffic in the corridors which might be distracting or disruptive.

It makes economic sense to continue efforts to consolidate office use and repurpose outdated or vacant campus spaces based on data-informed decisions.

DES aims to support the on-site operational needs of LSS and align with the Office of Financial Management's goals of optimizing the state's facilities portfolio and utilization.

Statutory Directive

When authorizing these funds, the Legislature required DES to submit a report of our findings (ESSB 5949.SL Sec 1042).

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Washington Building (40000331)

The appropriation in this section is subject to the following conditions and limitations:

1. $150,000 of the appropriation in this section is provided solely for the development of a plan and necessary steps to vacate and dispose of the Washington Building and property. No later than September 15, 2024, the department must submit to the governor and the capital committees of the legislature a timeline and proposed budget for each item below that includes:
    a) A plan to relocate the current tenants of the building on or near the capitol campus. In identifying space, the department must also look to space that may be currently leased but is being underutilized. The plan must include a statement of the revenue for each of the current tenants;
    b) Improvements and maintenance necessary for the comfort and safety of the current tenants until the building can be vacated;
2. Preservation of the building pending disposal of either the building or property, or both; and (d) Recommendations for the most efficient use of the building and property that minimizes the cost to the state. The department must work with legislative support services to identify space that meets the long-term needs of the tenants.

Appropriation:

State Building Construction Account—State. $1,001,000

Background

The State bought the Washington Street Building in 1982 for redevelopment, along with several other buildings and parcels north of campus. During this period, the state planned for continued campus expansion. Later economic conditions stopped redevelopment plans.

The Washington Street Building, located at 1007 Washington Street NE in Olympia, is a 14,580 square foot, two-level structure with a single elevator built in 1959. The 2006 Master Plan recommends demolishing 1007 Washington Street Building and neighboring 120 Union Street Building and redeveloping the site.

Washington Street has received basic maintenance but no significant improvements. DES has followed the state's original intent, which is site redevelopment.

In addition to concerns of the buildings poor condition, Washington Street does not adequately support LSS programming needs over the long term.

Legislative Support Services

Historically, LSS Production and Design operations were located near legislative functions on West Campus. Formerly, the House and Senate each had a support operation. Senate support moved to Washington Street around 2009; House support was at the John L. O'Brien Building. The Production and Design operations for the House and Senate joined together in 2012, forming LSS.

Currently, LSS operations are spread across multiple locations. LSS has approximately 40 staff who provide legislative information services to the public, the legislative Gift Center, and media and facilities support to the Legislature. LSS operates a call center called the Legislative Hotline during session.

LSS currently in Washington Street and future locations

		Future Location Forecast			
Program	**Current Location**	**2024**	**2025**	**2026**	**2027**
Admin	Washington	Newhouse	Newhouse	Newhouse	Newhouse
Leg Labor Relations	Washington	Washington	Washington	Washington	TBD
Leg Ethics Attorney	Washington	Newhouse	Newhouse	Newhouse	Newhouse
Graphic Design	Washington	Washington	Washington	Washington	TBD
Hotline	Washington	Washington	Washington	Washington	TBD
Production	Washington	Washington	Washington	Washington	TBD

LSS Program Requirements

LSS identified relocation goals as "having the program together is better, and moving once is best."

Two of the LSS programs, the Legislative Hotline and Labor Relations, can occupy typical office space. The LSS Production and Graphic Design program requires the staff and equipment to be together, and the production equipment requires enhanced floor load capacity.

LSS Production and Design create custom items, such as ADA signage, commemorative materials, and other unique specialty objects using equipment such as the machine shown in the image below. This machine, referred to as "S4" in test fit drawings, is a computer numerical control router used to cut different materials. This machine is 10 feet long, 5 feet wide, and weighs 4,000 pounds. It cannot be broken down into smaller parts for moving.

Floor load capacity for this machine requires the structural strength to support 170 pounds per square foot. Typical floors are designed to support a load of weights between 50-125 pounds per square foot, depending on the materials and construction type.

LSS program requirements are summarized below:

- Open floor plan
- Natural light
- Six-foot doorways
- Loading area

- Dedicated parking near loading area
- 5,000 square feet that meet requirements for production equipment
    - Dedicated power for 220-volt equipment
    - Structural strength to support equipment weight
    - Enhanced exhaust, venting, cooling, and filtration
    - Structural features to reduce vibration and noise from equipment
- Staffing needs:
    - Four offices
    - Seven workstations
    - Six touchdown spaces for Legislative Hotline staff on site during session
    - One conference room
    - One restroom
    - Staff break rooms

The full LSS Production & Design equipment list is an appendix to this document.

Scope

In this study DES offers a plan to relocate LSS Production and Design, the Legislative Hotline, and Labor Relations, to a new location on or near the Capitol Campus, while ensuring minimal disruption to operations and optimizing the use of state resources.

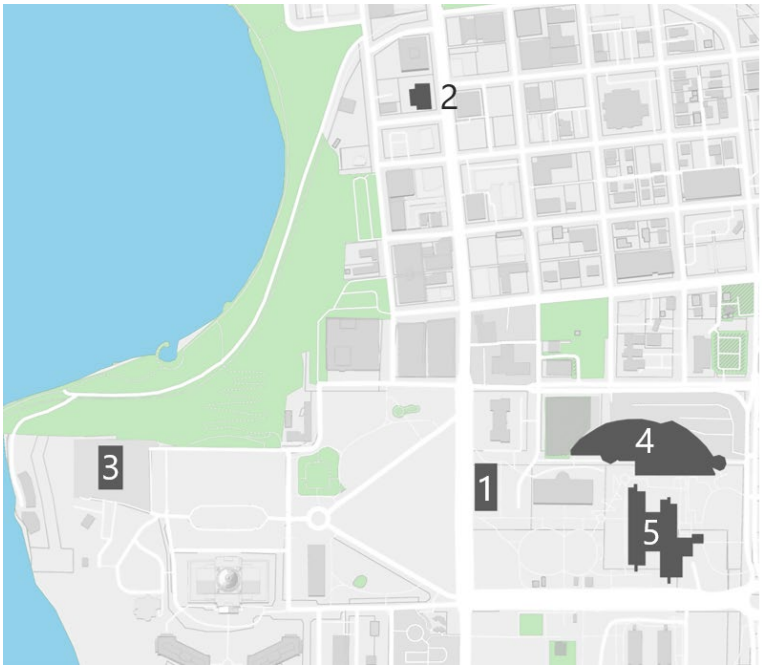
DES conducted the study to understand programming needs and to estimate the costs for necessary structural and other building system improvements to accommodate LSS' operational requirements.

Disposition strategies for Washington Street are part of a broader Divest and Redevelopment program to optimize campus use and reduce facility portfolio operating costs by disposing of deficient or vacant buildings no longer needed to support campus operations.

Methodology

The first 2023 site selection process cataloged vacant space within the DES-managed facilities portfolio near the legislative function of the Capitol Campus. DES removed spaces that did not meet the basic square footage requirements and further evaluated eight potential sites with the capacity to meet the specific equipment requirements and staffing needs. Underused space is likely to be general office space, which is not suitable for the equipment weight of the production program.

2024 Programming Study



LOCATIONS EVALUATED

1. Archives
2. Dolliver
3. Leg Modular
4. Natural Resources Building
5. Office Building 2

DES and LSS selected the following buildings for further study: Archives, Dolliver, Legislative Modular (Leg Modular), Natural Resources Building (NRB), and Office Building 2 (OB2).

After completing an internal architectural programming study and test fit on each potential site, DES hired an architectural consultant to validate and extend the existing study.

The programming study is a research and decision-making process that defines the scope of work. The test fit is a basic architectural plan of a space to find what will fit in each space. The goal is to test if the space will accommodate a given set of requirements. Drawings show workspace and staffing configurations, and access routes.

The consultant developed rough order of magnitude cost estimates[1] for necessary structural, mechanical, electrical, and plumbing changes, tenant improvements, and other necessary building upgrades at each location to support the LSS program. The consultant's estimates were then used by DES as maximum allowable construction costs (MACC) for estimating project construction costs.

Note 1: There is potential for cost overruns. In renovation projects with unknown abandoned or sealed infrastructure, there is always a possibility of facing unforeseen items that weren't found during evaluation and design phases, which may affect the cost of construction. In addition, ongoing supply chain issues and increased lead times for many items contribute to cost overruns.

Data

The DES 2023 Facilities Condition Assessment (FCA) provides metrics to measure both the current building condition and expected seismic performance. Each building has a score reflecting its Facility Condition Index and Scenario Upper Loss.

The **Facility Condition Index (FCI)** is a ratio comparing building repair costs to the cost of replacing the building at current construction costs. An FCI over 30% indicates that the building is a strong candidate for modernization or disposal, depending on specific needs and conditions.

The following table shows the relation of the FCI score range to building condition.

Facility Condition Index	**Description**
01- 05%	Good
>05%-10%	Fair
>10%-30%	Poor
>30%	Critical

The **Scenario Upper Loss (SUL)** metrics assess the financial impact of seismic events to the structural elements of the building, before and after proposed upgrades, and are shown as current and potential values.

Critical is a measure of mechanical, plumbing, electrical, building envelope (exterior including siding, windows, and doors), and structural system deficiencies which require immediate attention.

Evaluations

Washington Street, 1959

Two levels, 14,580 gross square feet

Key Metrics

Building Condition

Washington Street Building	Score
Facility Condition Index (FCI)	63%
Scenario Upper Loss (SUL)	22%
Critical	22%

Washington Street's FCI is 63%, or critical. The Facility Condition Assessment estimates repair costs at $8.8 million, which is $609 per square foot.

Structural Integrity

The building's current SUL is 22%, and its potential SUL is 15%. The 7% difference suggests that the potential financial benefits of seismic upgrades slightly outweigh the costs of making them.

Critical Deficiencies

The Critical Deficiencies for Washington Street includes the following issues:

- Health and Life Safety
    - No sprinkler system.
- Legal and Regulatory
    - Systems that don't meet ADA requirements, including the building entrance, projection hazards, doorways, built-in cabinets, railings, and plumbing fixtures and trim. Projection hazards are objects that protrude into circulation paths and could cause injury to a person with vision impairments who uses walls to move through a space.
    - Safety hazard from unsecured, heavy roof opening and no fall protection for maintenance staff.
    - No elevator machine room cooling.
- Warm and Dry (Occupant Comfort)
    - Obsolete and energy inefficient systems including aluminum curtain walls, single-glazed windows, failing sealant, and window leaks.
    - Damaged roof drains impeding drainage.
    - Damaged sheet metal ducting leaks water during the winter months into the area occupied by the Legislative Hotline, which operates during session.

Washington Street's overall condition confirms the extent of significant repairs and modernization needed compared to the value of the building.

Capital Forecast

Due to the building deficiencies and inadequacy to support LSS for the long-term, DES has no planned capital projects for the building prior to its disposal.

Washington Street Building Disposition Plan

DES has started disposition planning, and we are considering two options: demolition or sale of real property.

LSS will be vacating Washington Street in phases. Once the Newhouse replacement building opens, projected for late 2024, LSS Administration, Legal, Human Resources, and Ethics attorney will move.

The Legislative Hot Line will occupy the second floor of the Washington Building for the 2025 session, and each following session until the new location is ready. They will move with Production and Design and Labor Relations when the new location is ready.

Once vacated, DES will ensure the building is secured to prevent unauthorized access, and the parking lot will be maintained, until a decision on the future of the building is made. Items that may be salvaged or recycled will be identified, or repurposed.

If DES chooses to sell the property, we will focus on preservation and maintain critical building systems until it sells, and we will not invest in other upgrades or modernizations.

This scheduled maintenance includes routine inspections of:

- Exterior wall systems
- Roof system
- Mechanical systems
- Electrical system
- Plumbing system
- Elevator
- Fire and life safety
- Doors

To minimize costs and optimize the use of the property until disposal, DES' Buildings and Grounds Property Management can offer short term storage agreements for space in the building. This strategy keeps a presence in the building to discourage unwanted activity and offers revenue potential. DES will include termination clauses in the agreements to ensure a future buyer will be able to take possession when the sale closes.

Archives, 1964

Three levels, 51,317 gross square feet

The Archives Building, located on East Capitol Campus, was constructed for the Archives and Records Division of the Office of the Secretary of the State (SOS), and will be fully occupied by SOS until a new building is constructed. Planned construction of a new facility in Tumwater has been delayed due to permitting. Wildlife habitat conservation regulations and financing are constraining construction. The current projection for permitting is 7-10 years.

Key Metrics

Building Condition

The 2023 FCA metrics show that the Archives Building is in good condition. Repair costs are estimated at $1.9 million, or $39 per square foot.

State Archives Building	Score
Facility Condition Index (FCI)	4%
Scenario Upper Loss (SUL)	7%
Critical Repairs	6%

Structural Integrity

The Archives Building is concrete with multiple levels below grade. The existing floor framing system consists of cast in place flat slab with drop caps at concrete columns. Existing drawings indicate the existing framing was designed for 75 pounds per square foot live load in office areas, and 125 per square foot in general floor areas. Its primary weakness is the detailing of the concrete system, which is much more restrictive in modern building code detailing requirements.

The current and potential SUL are both 7%, suggesting that seismic upgrades may not significantly improve the financial risk of earthquake damage for this building.

Future capital budget requests for building modernization will include recommendations to address code deficiencies noted in the FCA report.

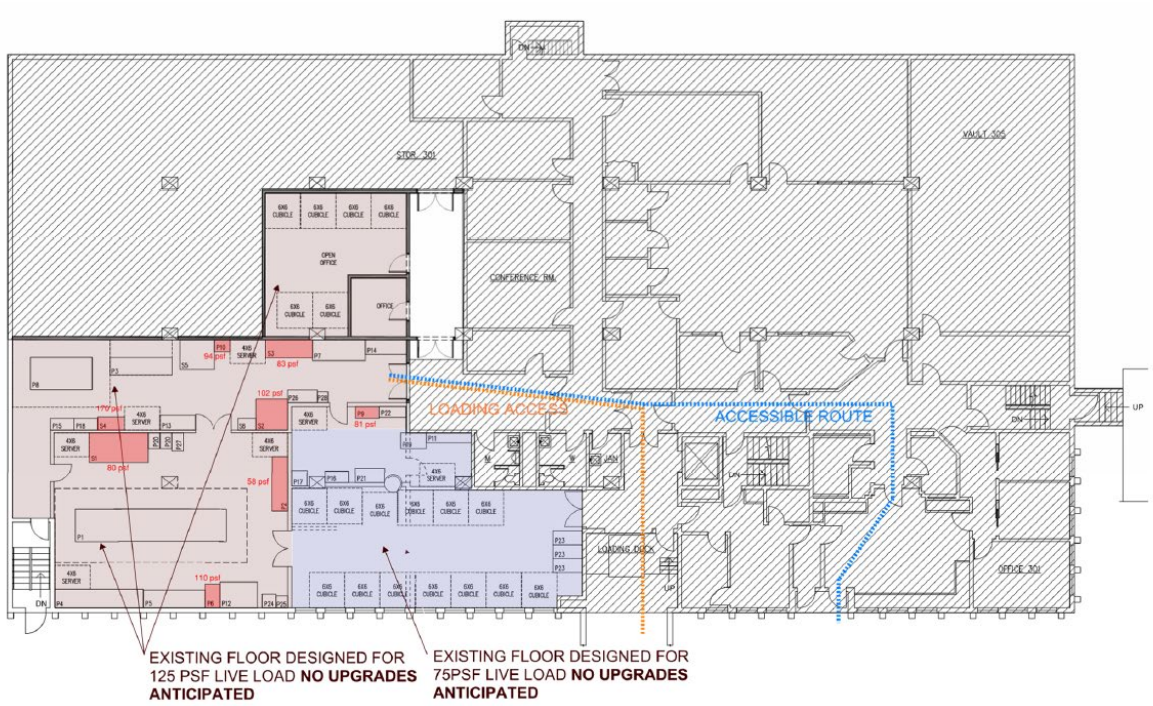
No structural upgrades are anticipated for LSS occupancy.

Space Evaluation

Level three, the upper level, is the most suitable of the existing floor layouts for LSS needs. There are minimal requirements for reconfiguration. The architectural test fit drawing shows that it meets LSS specifications for natural light, six-foot doorway sizes, floor load capacity, and proximity to a covered loading dock. The floor system is concrete and should provide acceptable acoustic separation.

Architectural Test Fit Drawing

This drawing shows LSS on the southeast part of the upper level of the Archives Building, indicating the best locations for the equipment based on floor load capacity, and shows staffing configuration.



Archives Building Floor Plan

All equipment located in the original office areas is less than 75 per square foot. Except for the S4 router, all equipment in the original general areas is less than 125 per square foot. S4 is surrounded by lighter equipment and walkways to where the concentrated load of S4 can be spread out to not significantly impact the floor structure.

Capital Forecast

The following shows the DES 10-year capital improvement plan for upgrades or renovations.

DES can coordinate work with building occupants to reduce impacts to LSS. If work requires LSS to move temporarily, DES will coordinate swing space.

Project Title	'25-'27	'27-'29	'29-'31
Archives - Investigate and Repair Sewer Lines	$720,000		
Archives - Critical Fire System Upgrades	$230,154		
Archives - Lighting and HVAC Controls Renewal		$716,075	
Archives - Fluorescent to LED Lighting Conversion		$555,395	
Archives - Elevator No. 1			$695,500

Scheduled Upgrades

DES received funding in 2023-2025 to investigate needed repairs to the sewer line. DES is requesting funding to complete this work in 2025-2027.

Needed Improvements

Before LSS can occupy the building, the following must be completed:

- **Electrical**: Upgrade the electric infrastructure to be able to handle LSS' machinery, including a new transformer and electrical panel.
    - Changes in interior partition walls will require code updates for lighting controls, such as automatic occupancy and daylight harvesting sensors.
- **Systems:** Upgrade the network cable for faster speeds.
- **Mechanical**: Upgrade the building's infrastructure to manage the exhaust that comes from print equipment to meet mechanical codes and preserve air quality for tenants.
    - Install a new Dedicated Outdoor Air Systems (DOAS) to meet mechanical code for print equipment exhaust.
    - Update existing ductwork.
    - Add new openings in the building exterior, or envelope, for fresh and exhaust air.
    - No plumbing upgrades are anticipated.
- **Tenant Improvements**: Install new partitions and doors where required for private offices. Install appropriate new wall, floor, and ceiling finishes. Study and update window treatments to best control glare while increasing natural light.

Estimated Improvement Costs: $1,119,000

Building Availability

The building will not be available until SOS relocates.

Co-location Opportunities

LSS only needs part of the total square footage, leaving opportunities for other tenants who need only a small amount of office space or who need storage or production space to co-locate.

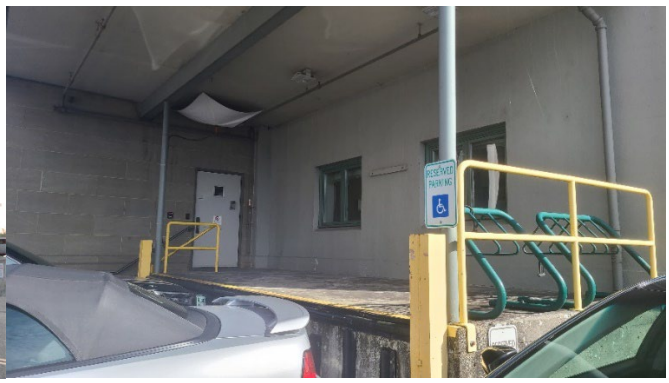
Summary

The Archives Building is in a prime campus location and is in good condition. It will not be available for years. Improvement costs will escalate.

The Fiscal Year 2025 rental rate is the lowest of the five locations, but the improvement costs are second highest.

Dolliver, 1914

Four levels, 23,385 gross square feet



The state acquired the Dolliver Building, formerly the Olympia Federal Building, from the U.S. General Services Administration in 1998 for use by the Corporations and Charities Division of the Office of the Secretary of State (SOS). It was initially constructed as a United States Post Office facility. A 1929 addition on the west side created a first-floor area next to the loading dock.

SOS fully occupies the building and are pursuing leased space in Tumwater to better accommodate their program and staff. An August 2024 update from SOS facilities shared their intention to work with the Office of Financial Management (OFM) to vacate Dolliver by March 2025.

Dolliver is midway between downtown Olympia and the Capitol Campus. The building is listed on the National Register of Historic Places.

Key Metrics

Building Condition

The 2023 FCA metrics for the Dolliver Building show that the building is in fair condition. The report estimates deficiency repair costs at $4.3 million, $187 per square foot.

Dolliver Building	Score
Facility Condition Index (FCI)	6%
Scenario Upper Loss (SUL)	24%
Critical Repairs	13%

Structural Integrity

The Dolliver Building is 110 years old and had seismic upgrades installed in 1999. While the upgrades improve the facility's performance in an earthquake, seismic design standards have changed significantly in the last two decades, and these upgrades no longer meet current code.

The current SUL is 24% with a potential SUL of 13%, which suggests that the financial benefits from seismic upgrades outweigh the costs.

West Addition

The existing floor framing system consists of wood joists spanning between concrete walls. Existing drawings do not indicate the design live load of the framing, but the wood framing can likely support a 100 per square foot live load, with a small area of concrete slab on the north that can likely support 250 per square foot live load.

Original Building Workroom

The existing floor framing system consists of 15-inch steel beams spanning reinforced concrete slab. Existing drawings do not indicate the design live load, but the steel framing can likely support a 200 per square foot live load and the concrete slab can likely support a 75 per square foot live load.

No structural upgrades are anticipated for LSS occupancy.

Deficiencies noted in the FCA include:

- Masonry and concrete walls are not properly anchored.
- Existing shear walls are not continuous to the foundation.
- Concerns with the overall strength of the building.

Recommendations include adding reinforced concrete or masonry walls and adding new shear walls. Shear walls are walls designed to spread out and withstand lateral (side to side) forces acting parallel to the wall. Common shear wall types are plywood, reinforced masonry or concrete walls.

Future capital budget requests for building modernization will include recommendations to address code deficiencies noted in the FCA report.

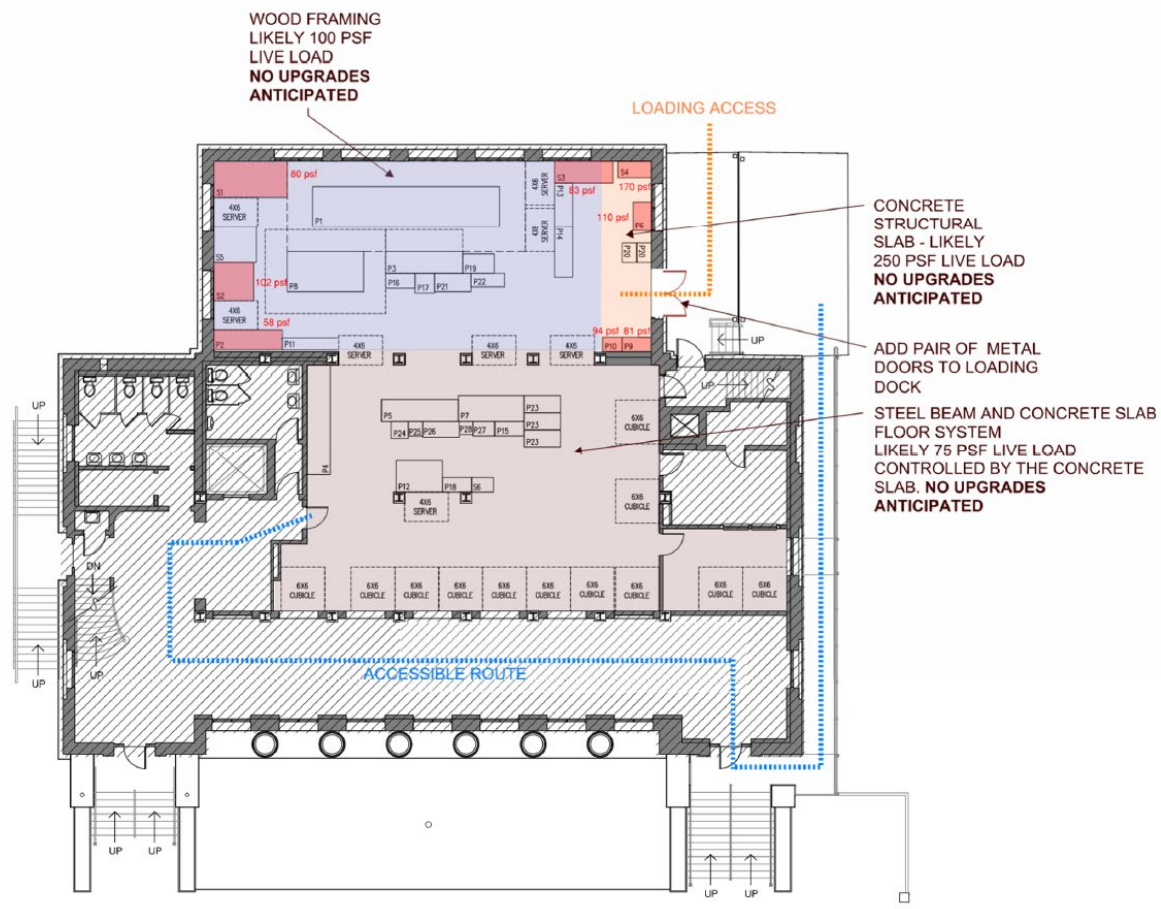
Space Evaluation

The first floor is suitable for LSS production needs. This location, shown on the architectural test fit drawing, meets critical requirements for natural light, direct access to a covered loading dock, and floor load capacity. The third floor offers an existing call center and office for the Legislative Hotline and the Labor Relations office.

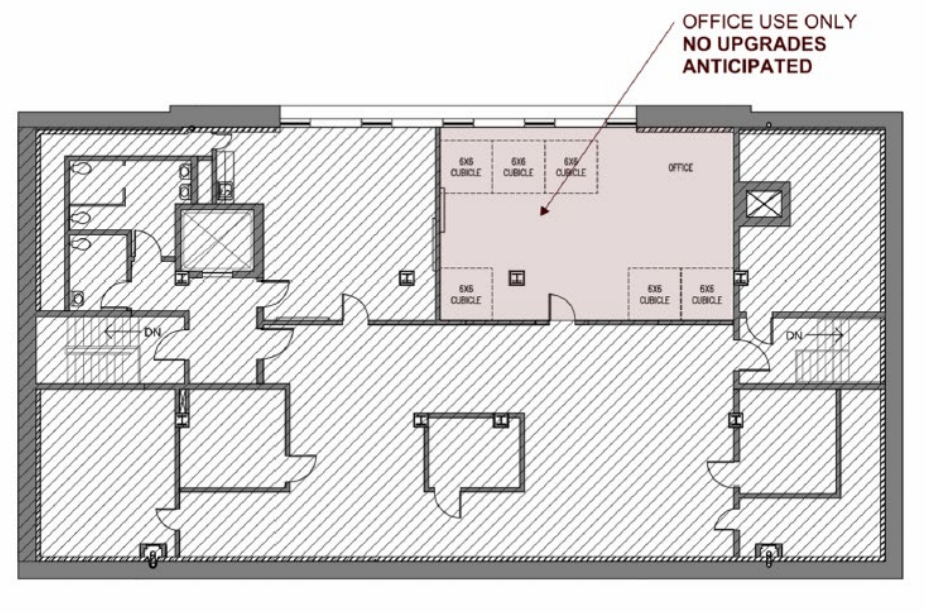
Architectural Test Fit Drawing

This drawing shows LSS Production and Design within the western addition and original workroom on the main level of the Dolliver Building and the equipment and staffing layout. Workstations for the Legislative Hotline and Labor Relations can be located on the existing third-floor SOS call center, which has enhanced acoustics.

Heavy equipment is located at the north end of the west addition where the floor frame is concrete slab.



Dolliver Building Main Floor Plan



Dolliver Building Upper Floor Plan

Capital Forecast

The following shows the DES 10-year capital improvement plan for upgrades or renovations. DES can coordinate work with building occupants to reduce impacts to LSS. If work requires LSS to move temporarily, DES will coordinate swing space.

Project Title	'27-'29	'29-'31	'31-'33	'33-'35
Dolliver - Elevator No. 1	$735,000			
Dolliver - Modernization			$500,000	$9,753,000

Scheduled Upgrades

DES received funding for a new loading dock roof and fall protection in 2023-2025. There are no other planned short to medium-term improvements.

Needed Improvements

Before LSS can occupy the building, DES must do the following:

- **Access:** Replace one or both windows at the existing loading dock with 6-foot loading doors.
- **Electrical**: Add a 225A breaker and panel to the existing main power board.
- **Mechanical**: Install a Dedicated Outdoor Air System (DOAS) and modifying existing ductwork.

    - The mechanical improvements will require new openings in the building envelope for fresh and exhaust air.
- **Acoustical isolation**: The floor system for the second floor was not designed to provide acoustical isolation. Noise from the equipment may affect the use of the second floor.
    - DES should install two layers of gypsum wallboard attached to resilient channels under the existing second floor structure to provide acoustic separation. Resilient channels are metal framing material used for sound control.
    - This will require the removal and reinstallation of any ceiling grid, lighting, and most of the HVAC equipment on the first floor in the area affected by production. DES should install a second layer of wallboard on resilient channels on the wall of any office that is next to the equipment area.
- **Fire protection**: The fire sprinkler head locations will be modified as required to support floorplan changes, such as adding or removing partition walls.
- **Tenant Improvement**: Install new partitions and doors where required for private offices. Install appropriate new wall, floor, and ceiling finishes. Study and update window treatments to best control glare while increasing natural light.

DES must address the chronic basement leaks, typical in the Pacific Northwest climate and during winter rain and extreme high tides.

Estimated Improvement Costs: $808,000

Building Availability

SOS Charities and Corporations are planning to relocate to a new building in Tumwater, along with Archives and Records; however, permitting delays are constraining the construction. If SOS is successful in securing leased space in Tumwater, then Dolliver could potentially be available for improvements in Spring 2025.

Co-location Opportunities

LSS requires part of the total square footage, leaving opportunities to co-locate with other tenants who require typical office space found on the upper floors.

Summary

Dolliver is in a prime location close to campus on Capitol Way with direct access to a covered loading dock. Improvement costs for LSS occupancy are the lowest for the five buildings evaluated. The FY 25 rental rate is the highest.

Leg Modular, 2022

Two levels, 14,567 gross square feet

DES built the Leg Modular Building on the Mansion Parking Lot to serve as temporary office space for the impacted occupants of the Legislative Campus Modernization (LCM) Project. The building is fully occupied until the completion of LCM, which is projected to be early winter of 2026.

The building modules were fabricated offsite, then assembled and finished on-site. There are 16 modules plus a circulation area with stairs and an elevator. The building sits on a foundation that slopes downward toward the north. It displaces 49 parking stalls on the Mansion Lot. DES has submitted a capital budget request for the 2025-2027 biennium to surplus the structure and restore the parking.

Key Metrics

DES excluded the Leg Modular from the 2023 Facility Condition Assessment scope due to its new construction and our intended purpose as a temporary structure. We do not have a facility condition index or a scenario upper loss for the Leg Modular.

Structural Integrity

The existing floor framing system consists of wood framing spanning to concrete columns in the crawlspace. The crawlspace height varies but is about 6 feet tall at the north end. Existing building drawings indicate the existing framing was designed for 50 per square foot live load.

Space Evaluation

The north end of the first floor, shown on the architectural test fit drawing, offers the most suitable location for the LSS production equipment. The existing configuration offers natural light, private offices, and an open floorplan. Doorway sizes, floor load capacity, ventilation, and filtration are inadequate. Equipment access is not possible until extensive modifications are made.

Architectural Test Fit Drawings

Legislative Modular Building Floor Plan

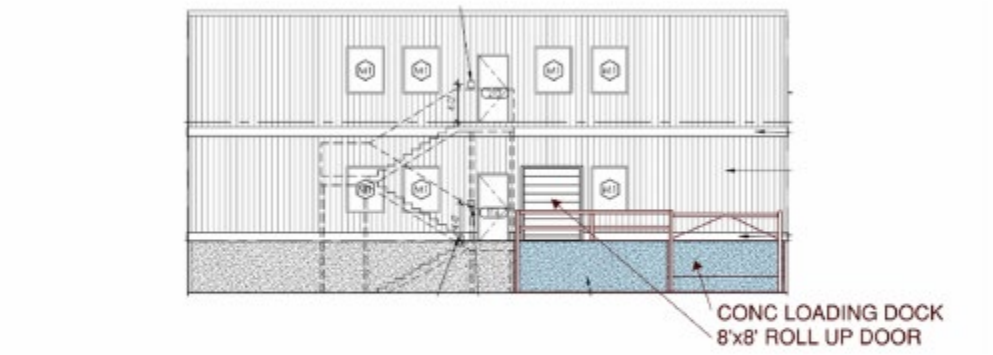
Capital Projects

The Leg Modular is not scheduled for planned capital upgrades or renovations in DES' 10-year plan. DES has submitted a capital budget request for 2025-2027 to surplus the building and restore 49 parking stalls. The funding request will disconnect utilities and the IT infrastructure, demolish the foundation, and repave the area.

Needed Improvements

Before LSS can occupy the building, the following must be completed:

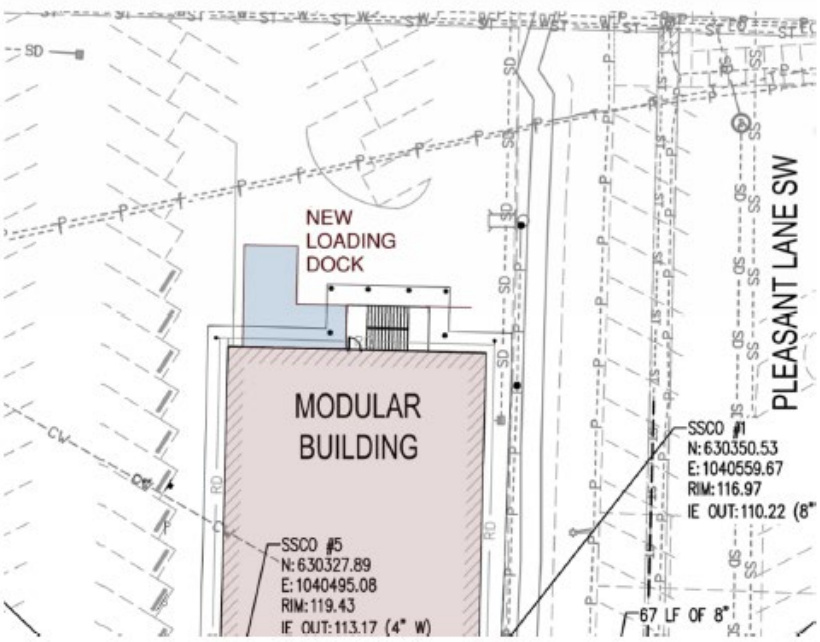
- **Access**: Creating equipment access requires the construction of a 4-foot-tall concrete loading dock and an 8-foot-wide rollup door at the north end, west of the exterior stairs. DES should install a safety guard rail at the perimeter of the loading dock.



Legislative Modular Building North Elevation

- **Structural**: Strengthen the flooring under areas where LSS equipment would be placed by adding sistering joists or beams next to existing joists, reduce the space between joists by adding a series of beams to span between existing concrete columns, and add beams, posts, and concrete footings.
- **Electrical**: Add power capacity by increasing service to handle the LSS machinery requirements. This includes adding a new transformer and electrical panel.
- **Mechanical**: Improve the HVAC for adequate filtration and ventilation. The existing Dedicated Outdoor Air System (DOAS) can handle some of the required exhaust. A new DOAS will be needed, and openings will be required in the building envelope for the mechanical improvements. Existing energy efficient variable refrigerant flow (VRF) units and DOAS ductwork will be modified to match the new room layout. VRF systems can provide heating and cooling at the same time.
- **Acoustics**: Improve acoustical separation by attaching two layers of gypsum wallboard to resilient channels and installing them under the second-floor structure. This will require removal and reinstallation of the ceiling grid, lighting, and most of the HVAC equipment on the first floor in the area affected. A second layer of wallboard on resilient channels should be installed on the wall of any office that abuts the production area.
- **Fire Protection**: Relocate fire sprinkler heads as required to support floorplan changes from adding or removing partition walls.
- **Tenant Improvement**: Install new partitions and doors where required for private offices. Install appropriate new wall, floor, and ceiling finishes. Study and update window treatments to best control glare while increasing natural light.

- **Parking**: Potentially reconfigure of the parking on the Mansion Lot to accommodate a loading zone.



Legislative Modular Building Site Plan

Estimated Improvement Costs: $1,344,000

Building Availability

Availability of the building for improvements is contingent upon LCM Project completion. The final LCM phase, the O'Brien subproject, is scheduled to occur during interim of 2026. Unforeseen conditions during construction in the O'Brien building could delay LCM completion, which may impact the House of Representative's occupancy of O'Brien for the 2027 legislative session. In this event, the Leg Modular would provide some swing space.

Co-location Opportunities

There are no co-location opportunities. LSS intends to occupy the building's entire footprint.

Summary

The Leg Modular is a temporary building sited in a prime West Campus location on the Mansion Lot. This building was not designed to be a permanent building and decision makers authorized the location of the temporary facility under the assumption that it would be removed upon completion of the LCM project. The improvement costs are the highest of the five locations, while the FY 25 rental rate is in the middle.

Natural Resources Building, 1992

10 levels, 387,558 gross square feet

The Natural Resources Building (NRB) is the largest building on campus. NRB is a 10-level structure. Levels P-1, P-2, and P-3 are cast-in-place concrete; walls, ceilings, and floors are concrete. The P-1 and P-2 levels house mail rooms, maintenance shops, offices, and parking and mechanical/electrical rooms.

The upper floors of NRB are mostly open office environments with systems furniture workstations. Each floor between the second and sixth has a break room furnished with a microwave, sink, and refrigerator.

Key Metrics

Building Condition

The 2023 FCA metrics for NRB show that overall, the building is in fair condition. Deficiency repair costs are estimated at $22.3 million, which is $58 per square foot.

Natural Resources Building	Score
Facility Condition Index (FCI)	6%
Scenario Upper Loss (SUL)	6%
Critical Repairs	7%

Structural Integrity

NRB is a 32-year-old facility, with steel and concrete framing. The overall seismic system appears relatively sound, however, in the last two decades seismic design forces, and detailing

requirements, have changed significantly. Most of the noted deficiencies relate to the new requirements. Deficiencies include insufficient existing shear walls, and other concerns with the overall strength of the building in a seismic event. Recommendations include providing additional shear walls and performing a detailed seismic analysis.

The current and potential SUL are both 6%, suggesting no financial benefit to seismic upgrades.

The available square footage in the building is split across three levels.

Space Evaluation

P-1 Level

At the proposed P-1 level, the existing floor in the south portion of this space consists of slab on grade. Heavy equipment is located in this area. The existing floor in the northern portion of this space consists of pre-cast hollow core plank with concrete topping. Existing drawings indicate the existing framing was designed for 75 per square foot live load. Office space is located in this area.

The common multipurpose room on Level P1 is 1,100 square feet.

- The area is on ground level with natural light, one story, separated from the rest of the building, and adjacent to existing shower rooms.
- Level P-1 meets the floor load capacity but is too small to fit all production equipment.
    - The production equipment would be divided between two areas on two different levels.
- Large equipment and materials can enter the space from the exterior through a pair of doors that open to a concrete pad.
    - There is currently no vehicular drive to this area, which means a truck would have to drive across landscape turf.
    - The other pathway, through the building from the loading dock, has tight corners and is circuitous.
- Acoustic separation would be required for the office space above this area.
- There is minimal data on this level.
- The lighting is fluorescent.
- Power for this level could not readily be identified.
- The HVAC system serving P-1 is Variable Air Volume (VAV).

First Floor

At the proposed first floor area, the existing floor framing system consists of steel framing with composite metal deck. Existing drawings indicate that the framing in the west portion of this area was designed for 125 per square foot live load, while the east portion was designed for 75 per square foot live load. Heavy equipment is located in this area which supports 125 per square foot live load. Office space is located in the area which supports 75 per square foot live load.

The former data center on the first floor is 2,700 square feet.

- The first-floor former data center is a windowless interior room.
    - It is not possible to provide natural light.
- This area is accessed by a hallway leading to a service elevator to the loading dock in the parking garage.
    - The elevator cab is 5 feet 4 inches by 8 feet 5 inches, and the door opening is 3 feet 11 inches by 6 feet 11 inches and will not accommodate many of the machines.
- The route from the main lobby is through doorways and hallways that have tight turns, which means it is not possible to install some of the larger pieces of equipment in the proposed space.
- The HVAC system serving the space consists of a VAV system which is original to the building and numerous Computer Room Air Conditioning (CRAC) units serving an underfloor distribution system that were added when the area was converted to a data center.
- The Department of Fish and Wildlife (DFW) and the Department of Natural Resources (DNR) require access to their data switches, which are in this space.

Second Floor

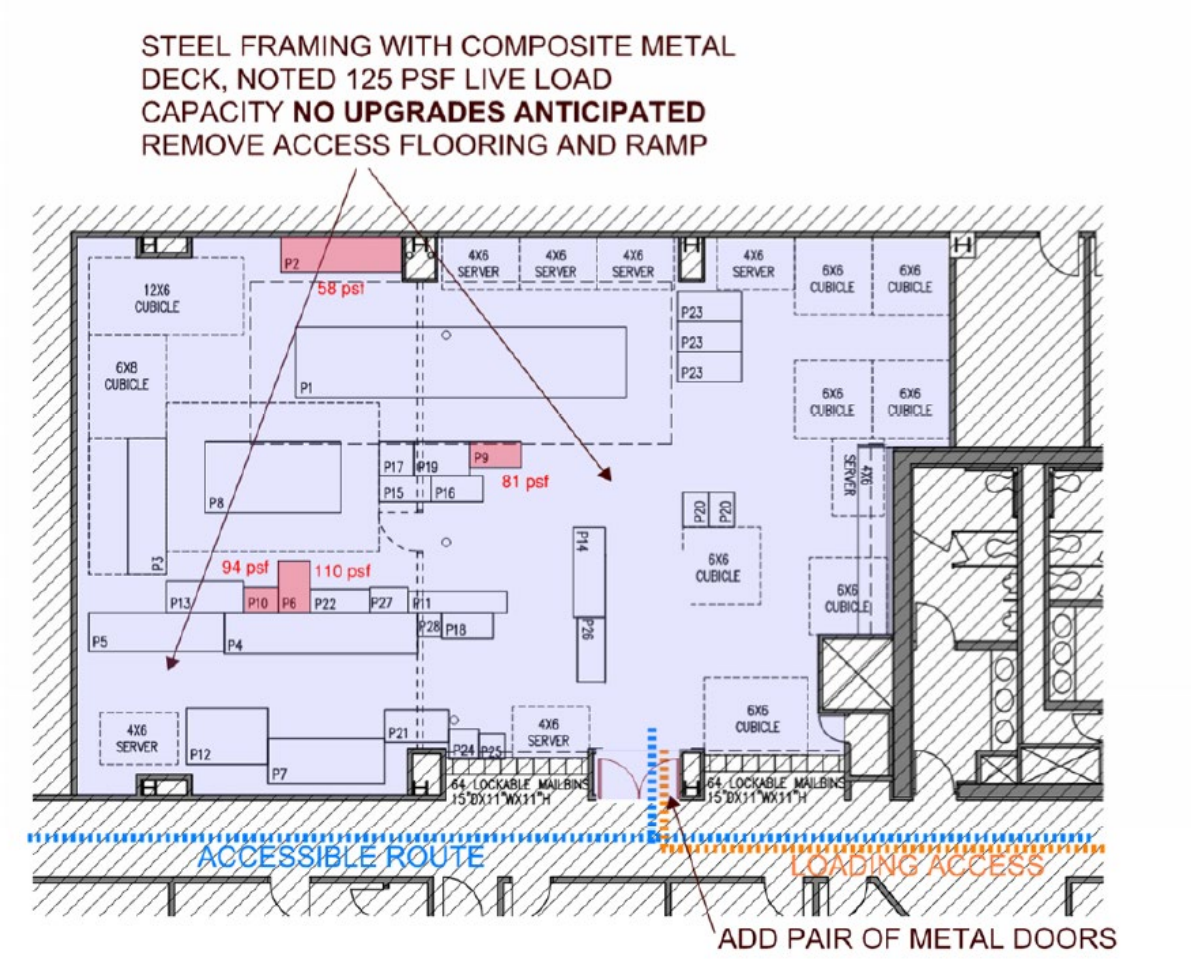
The floor load would work for the Legislative Call Center and Labor Relations. Acoustical separation would be needed.

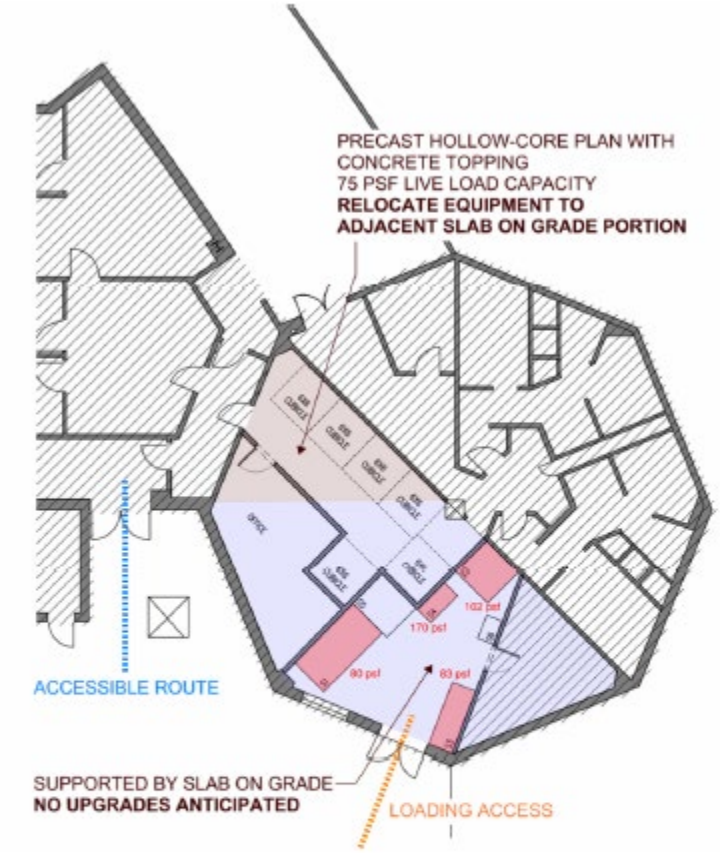
The second floor is typical office space and offers 7,000 square feet.

- The second floor offers natural light, but the floor load is only suitable for typical office use such as graphic design or the Legislative Hotline and Labor Relations.
    - Two agencies have approved modified predesigns for all available second floor space.

Architectural Test Fit Drawings

This drawing shows LSS Production and Design located on two levels of the Natural Resources building. The first image is the first level former data center and the second is the P-1 multi-purpose room. The equipment and staffing configuration is based on floor load capacity and not on operational efficiencies. The Legislative Hotline and Labor Relations could be located on the second floor.


STEEL FRAMING WITH COMPOSITE METAL DECK, NOTED 125 PSF LIVE LOAD CAPACITY **NO UPGRADES ANTICIPATED**
REMOVE ACCESS FLOORING AND RAMP
58 psf
81 psf
94 psf
110 psf
ACCESSIBLE ROUTE
LOADING ACCESS
ADD PAIR OF METAL DOORS



Natural Resources Building
P-1 Floor Plan

Capital Forecast

The following shows the DES 10-year capital improvement plan for upgrades or renovations. DES can coordinate work with building occupants to reduce impacts to LSS. If work requires LSS to move temporarily, DES will coordinate swing space.

Project Title	'25-'27	'27-'29	'29-'31	'31-'33	'33-'35	'35-'37
NRB - Replace Piping for Wet Fire Suppression	$9,493,000					
NRB - Elevators No. 6 and 7	$1,582,146					
NRB - Emergency Generator Replacement	$1,211,000					
NRB - Computer Room Conversion	$546,000					
NRB - Elevator No. 1, 2, 3 and 4		$4,668,172				
NRB - Critical Fire System Upgrades		$1,500,000				
NRB - Elevator No. 5			$1,500,000			
NRB - Millwork Upgrade			$750,000			
NRB - Replace Chillers			$300,000			
NRB - Solar Installation				$997,000		
NRB - Exterior Cleaning and Repair				$700,000		
NRB - Storm Line Replacement				$146,000		
NRB - Carpet and Blinds Replacement					$2,000,000	
NRB - Modernization					$525,000	$9,071,000

Needed Improvements

Before LSS can occupy the building, the following must be completed:

- **Access**: Creating equipment access is required. Installation of some of the larger equipment is not possible without major temporary alternations to the building. One possibility is to remove a portion of the exterior wall on the north side of the office floor and loading equipment with a crane and remove a portion of the wall into the proposed space to allow equipment installation.
- **Systems**: Reroute or close off access to tenant data switches or other equipment in the first-floor data room.
    - Remove abandoned cabling, conduit, and other furniture, fixtures and equipment stored in the room.
    - Re-cable of workstations and equipment with updated Category 6 cabling.
    - Demolish the raised flooring and ramps.
- **Electrical**: Upgrade the electric infrastructure to be able to handle LSS' machinery, including a new transformer and electrical panel.
    - The existing obsolete 208V transformer and associated distribution system does not have enough capacity to power the equipment.
    - The existing Main Distribution Board currently has space for a new breaker to serve the transformer and likely has adequate capacity.
- **Mechanical**: Install two Dedicated Outdoor Air Systems (DOAS) and modify the existing ductwork.
    - Mechanical improvements will require openings in the building envelop for fresh and exhaust air.
    - Remove the Computer Room Air Conditioning (CRAC) units and underfloor systems.
    - The existing Variable Air Volume (VAV) system can be reused for heating and cooling the P-1 space.
    - The existing ductwork will be removed or modified to match the new room layouts.
- **Acoustical Separation**: DES should install two layers of gypsum wall board attached to resilient channels under the existing second floor structure to provide an acoustic separation from the office spaces above. This will require removal and reinstallation of the ceiling grid, lighting, and most of the HVAC equipment on the first floor in the area affected. DES should install a second layer of wall board on resilient channels on the wall of any office that is next to the equipment space.
- **Fire Protection**: Change the sprinkler head locations as required to support a change in floor plans from adding or removing partition walls.
- **Tenant Improvement**: Install new partitions and doors where required for private offices. Install appropriate new wall, floor, and ceiling finishes. Study and update window treatments to best control glare while increasing natural light.

Building Availability

The test fit portions of Level P-1 and the first-floor former data center are vacant and are being used by tenants as storage. There is vacant office space on the second floor.

Several agencies are aware of the existing vacant office space. Two have submitted modified predesigns to OFM.

- The Environmental and Land Use Hearing Office (ELUHO) has an approved modified predesign for office space on the second floor.
- The Transportation Investment Board (TIB) has an OFM-approved modified predesign for office space on the second floor.

If all second-floor office space is assigned to ELUHO, TIB, or another agency, then the Legislative Call Center and Labor Relations would be in cubicles in the production area.

Co-location Opportunities

NRB houses the headquarters of several large state agencies. Current tenants include:

- Department of Natural Resources
- Department of Fish and Wildlife
- Department of Agriculture
- Recreation Conservation Office
- Department of Services for the Blind

LSS will be co-locating with several agencies at NRB. Co-location or full occupancy would affect LSS operations and coordination by congestion at the single loading dock and single freight elevator. Other tenants will need to access IT equipment in the first-floor former data center and will need to enter LSS space in the P-1 multipurpose room to reach an adjacent space.

LSS production operation may impact other tenants. Equipment noise, vibration, and odors could potentially impact the typical office users contiguous to the proposed LSS locations.

Estimated Improvement Costs: $1,066,000

Summary

NRB is a newer campus building in fair condition on East Campus, in proximity to West Campus. The cost of improvements is third highest and the FY 25 rental rate is the second highest. The existing layout is does not meet LSS program requirements and building access is challenging.

Office Building 2, 1975

Six levels, 379,204 gross square feet

OB2 is the second-largest campus building. The construction of OB2 was an integral part of the East Campus Expansion Project that began in the 1960s to co-locate major state agency headquarters to Olympia, following a State Supreme Court ruling. The East Campus is a 48.5-acre area bounded by 11th Avenue, Jefferson Street, and Maple Park Avenue.

OB2's heavy reinforced concrete construction is typical of an architectural style known as brutalism.

Key Metrics

Building Condition

The 2023 FCA metrics for Office Building 2 show that the building is in poor condition. The FCA estimates repair costs at $55.1 million, which is $145 per square foot.

Office Building 2	Score
Facility Condition Index (FCI)	16%
Scenario Upper Loss (SUL)	10%
Critical Repairs	4%

Structural Integrity

Office Building 2 is a 50-year-old facility with no earlier seismic improvements. The seismic deficiencies are throughout the entire building, and an upgrade will likely require the installation of numerous concrete shear walls.

Deficiencies include significant metal deck corrosion at the ADA stair on the west side, and significant efflorescence, which is salt crystallization on porous materials caused by water

evaporation, at the exit stair on the west side. Efflorescence can weaken concrete or other porous materials.

The Service Level is the level under consideration for LSS. The Service Level floor system consists of concrete slab on grade, which means on the ground level. A raised floor system was installed throughout the proposed area and DES would need to remove it for LSS use. The floor system above the Service Level is concrete and should prevent too much noise from travelling to the floors above. Existing walls in the building are not acoustically isolated.

The current SUL is 10% with a potential SUL of 8%, and targeted seismic improvements are recommended.

Recommendations from the 2023 FCA include providing added shear walls, upgrading concrete piers, and repairing existing corrosion.

Future capital budget requests for building modernization will incorporate recommendations to address code deficiencies noted in the FCA report.

Space Evaluation

Approximately 48,000 square feet are vacant in the former data center on the Service Level. The existing floor system consists of slab on grade, which will support equipment loads. Access to the building's Service Level loading areas is available.

East and West Computer Rooms

The data center was split into several areas, including east and west computer rooms. Both computer rooms have raised flooring and fluorescent lighting. Abandoned fiber optic cables, racks and patch panels are present in both rooms.

The **east computer room** is next to the covered loading dock, with excellent access for equipment and materials. This area is centrally located within the building, with no window walls to provide natural light. The east computer room currently houses active IT infrastructure for the building tenants and is used by the tenants for storage. There is an active specialty fire suppression system servicing the room. The available space is not sufficient for the LSS programs.

The 10,550 square foot **west computer room** is vacant and has abandoned IT and phone infrastructure. The west courtyard office space next to the computer room offers 3,700 square feet with excellent natural light. The room previously had a halon fire suppression system, but it has been deactivated and disconnected from the existing system. Standard wet fire sprinklers have been retrofitted into that space. There is no direct route to a loading area for this space. Tenants can access it through the cafeteria north of the courtyard, through a pair of doors to the parking garage. There is a second, longer pathway from the covered loading dock which crosses through tenant storage space.

Electrical

The building power capacity is more than enough for LSS requirements. Existing panels within the computer rooms have enough space and capacity for LSS equipment. DES will have to make some minor circuit breaker changes. DES could potentially keep the distribution equipment, which is equipment that transfers power from a source to the place it will be used. Reusing existing equipment could potentially save on costs.

Lighting throughout the existing OB2 spaces is fluorescent with manual switching.

Mechanical

The change in space use to a printing facility will require code upgrades.

A 2014 Starling Schreiber report on a proposed data center conversion notes that many of the HVAC systems were original to the building construction in 1973. Much of the HVAC system has reached the end of its useful life.

HVAC consists of a Variable Air Volume (VAV) system servicing the courtyard office area, and computer room air conditioning (CRAC units) servicing the computer rooms.

DES will have to reconfigure equipment and ductwork in newly established zones to meet current energy code, including:

- Demolish or dispose of abandoned equipment.
- Install new energy efficient equipment.
- Replace controls.

Fire Protection

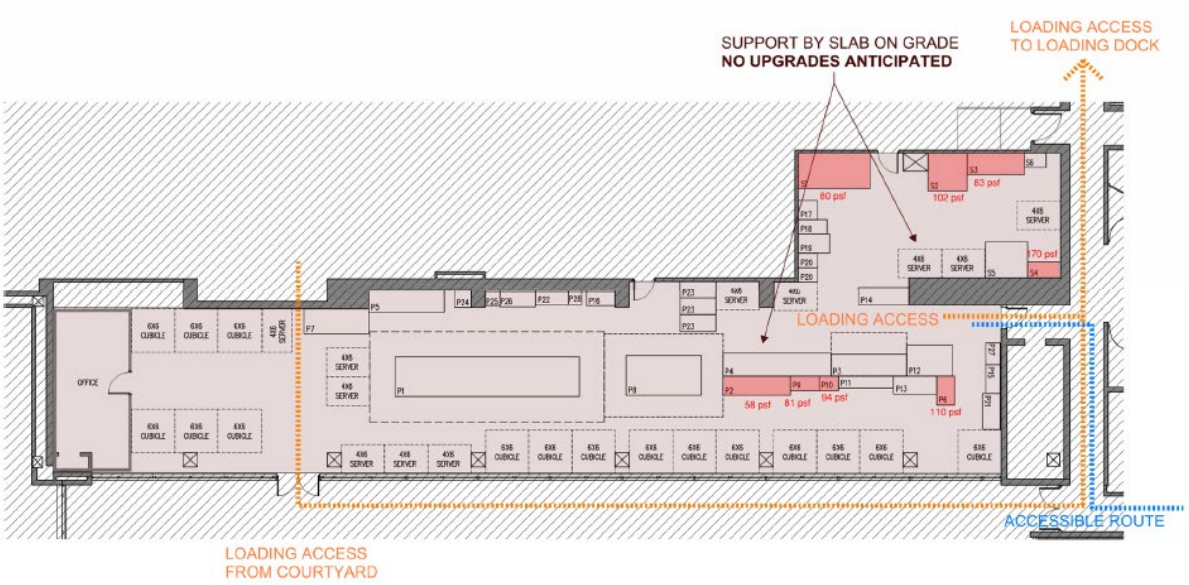
DES has made some upgrades to the fire protection system and energy management controls since the area was vacated.

Hazardous Materials

DES may need to remove some hazardous materials during demolition.

Architectural Test Fit Drawing

This drawing shows LSS Production and Design in part of the west computer room, and in the west courtyard offices, on the Service Level of OB2. The drawing configures the equipment and staffing.



Office Building 2 – Service Level West - Floor Plan

Capital Forecast

The following shows the DES 10-year capital improvement plan for upgrades or renovations. DES can coordinate work with building occupants to reduce impacts. If work requires LSS to move temporarily, DES can coordinate swing space.

Project Title	'27-'29	'29-'31	'31-'33	'33-'35
OB2 - Critical Fire System Upgrades	$1,475,708			
OB2 - Modernization	$549,000	$9,918,000	$23,294,000	
OB2 - Fall Protection Upgrades	$100,000			
OB2 - Carpet and Blinds Replacement		$1,280,000		
OB2 - Elevator No. 5		$1,094,780		
OB2 - Solar Installation		$991,000		
OB2 - Replace Chillers		$300,000		
OB2 - Storm Line Replacement			$128,000	
OB2 - Elevator No. 1, 2, and 3				$2,603,953
OB2 - Elevator No. 4				$1,188,960

Project Title	'27-'29	'29-'31	'31-'33	'33-'35
OB2 - Elevator No. 6				$849,911
OB2 - HVAC Recommissioning				$675,000

Scheduled Upgrades

There are no scheduled upgrades.

Needed Improvements

Before LSS can occupy the building, the following must be completed:

- **Systems**: Confirm that all important IT infrastructure in the former west data center has been relocated to the east computer room with WaTech, DES divisions, and the Department of Social and Health Services.
    - Remove decommissioned and abandoned furniture, fixtures and equipment, cabling, conduit, raised flooring, and ramps.
- **Mechanical**: Add a new Dedicated Outdoor Air System (DOAS) and upgrade HVAC controls.
    - The DOAS will require openings in the building envelope for fresh and exhaust air. Ductwork modifications will be required to match the proposed layout.
    - Remove CRAC units.
- **Fire Protection**: Upgrade fire systems and change sprinkler head locations are required to support the floorplan changes.
- **Tenant Improvement:** Install new partitions and doors where required for private offices. Install appropriate new wall, floor, and ceiling finishes. Study and update window treatments to best control glare while increasing natural light.

DES is managing water leaks from the nearby Plaza with temporary pans, buckets, drainpipes, and tubing in areas of the former data center. DES has submitted a capital budget request for repairs to East Plaza.

Estimated Improvement Costs: $888,000

Building Availability

OB2 is the headquarters for the Department of Social and Health Services, who occupy most of the office space on Floors 1-4. Other tenants include:

- Department of the Services for the Blind, Service Level cafeteria.
- DES Buildings & Grounds, Service Level.
- DES Capitol Security and Visitor Services, Service Level.

The Service Level former data center has been vacant for since 2015. This vacancy shows up in OFM's Facility Portfolio Management Tool (FPMT) inventory and has been considered for potential occupancy many times. Repurposing the former data center to usable space that generates revenue could catalyze overdue work for the overall health of the building systems, and for future occupancy, including the potential for swing space for the Department of Transportation (DOT) during replacement of the Transportation Building. The west computer room and courtyard offices are viable options for LSS, and their relocation could be the start toward needed building modernization.

Co-location Opportunities

OB2's Service Level vacancy of 48,000 square feet leaves opportunities for co-location or storage. Co-location or full occupancy should not significantly affect LSS operations and coordination.

Summary

OB2 offers an available vacant location on East Campus, and the Service Level west computer room and courtyard offices are viable options for LSS. The cost of improvements and the rental rate are the second lowest of the five buildings studied.

Recommendations

Four of the five existing state-owned locations studied could meet the programming requirements with improvements: Archives, Dolliver, Leg Modular, and OB2.

Remove - NRB

DES recommends removing the Natural Resources Building from consideration. It does not meet key program requirements, co-locates incompatible uses, and would require significant added expense to create access to bring equipment into the building.

- LSS would have to split the production program between several floors, reducing efficiency and not meeting programming requirements.
- Future access logistics for equipment removal or replacement are complicated by freight elevator load and dimensions limits.
- Moving supplies and materials between the various levels creates daily logistics challenges.
- Providing full acoustic separation to the office space above LSS production may not be possible and may not factor in other impacts such as odor or vibration.

- Other building tenants would need to access equipment and storage through LSS production spaces, which may be disruptive.
- Competition for office space needed for the Legislative Hotline is high.
    - The Transportation Investment Board has an approved modified predesign for office space.
    - The Environmental and Land Use Hearings Office has an approved modified predesign, and designs for space in the building are completed.

East Campus

East campus has two practical options. The Archives Building has enough square footage, direct access to the loading dock, and a similar rental rate to Washington Street. However, it is not available until SOS vacates, which could be 7-10 years.

OB2 is available now for improvements pending funding, has enough square footage, and is close to a loading dock and parking. The main disadvantage to OB2 is the additional scope, schedule, and budget to repurpose an obsolete data center for LSS' program requirements.

Off Campus

The Dolliver Building on Capitol Way is a good fit for LSS. Dolliver has enough square footage, direct access to a loading dock, and an existing acoustically insulated call center on the third floor.

Building availability depends on SOS vacating, which may be as early as March 2025, if they are successful in securing leased space in Tumwater. Otherwise, the timeline may be similar to Archives, if new construction is the alternative. Dolliver has the highest rental rate of the five buildings being evaluated.

West Campus

LSS prefers a West Campus location that will allow them to join their staff and program after years of being split. There are two possible options on West Campus.

- Legislative Modular Building- The temporary **Leg Modular** will need significant improvements, was originally funded as a swing space for the LCM project, does not follow campus standards, and is displacing 49 prime parking stalls.
- Construct a new building- A potential option on West Campus that could meet LSS' needs is **Opportunity Site 1**, the General Administration site. This option would require funding for building demolition, and design and construction of a new facility.

Opportunity Sites

The 2006 Master Plan and 2017 State Capitol Redevelopment Study identify future development opportunities for state government facilities on the Capitol Campus. Several of the sites have been redeveloped or are under redevelopment. They are provided here for completeness but were not considered for this study because they are no longer available.

Developed Opportunity Site Locations

Site Number	Project
4	Buildings & Grounds Maintenance Facility
5	LCM - Newhouse Replacement
6	LCM - Pritchard Expansion
7	Capitol Campus Childcare
9	1500 Jefferson Building
10	Capitol Gateway Park

Future Potential

The available sites below were surveyed at a high level and would require further study for feasibility.

Site 1

Currently, this is the location of the **Helen Sommers Building** and the **GA Building**, at the northern edge of West Campus. The GA redevelopment parcel offers an excellent location. Uses in buildings on Site 1 should relate to the effective operation of the functions in the Legislative Building.

Site 2

The former **Capitol Conservatory** was located here. This site is currently being used for storage for Buildings & Grounds during design and construction of their new maintenance facility on Site 4. This parcel is approximately 43,560 square feet with a view of Capitol Lake/Deschutes Estuary. It offers an excellent location; however, DES needs to stabilize the hillside and demolish the conservatory foundation before redevelopment.

Site 3

The **Mansion Parking Lot** site consists of 2.5 acres on the western-most part of West Campus that is currently used for parking.

Site 8

Located **East of Transportation Building**, this site consists of 2.9 acres of landscaped green space that forms a buffer between Jefferson Street and the Transportation Building. There is a 48-car parking lot used primarily by visitors to 1500 Jefferson.

Site 11

Known as the **Washington Avenue Property**, this is the site of the 1007 Washington Street Building and the 120 Union Building. DES plans to divest the facilities portfolio of these two buildings and parcels, after LSS relocates from Washington Street.

Site 12

This site was acquired in 2009 and was identified in the 2017 State Capitol Development Study as an opportunity site. It is the location of the **ProArts Building**, the **State Farm Building**, and **Centennial Park**. A 2010 predesign explored redevelopment, but the project was not pursued. DES has submitted a capital budget request to demolish both the ProArts Building and the State Farm Building, for future redevelopment.

Future Transportation Building

The Transportation Building predesign identified replacement of the building. DES has requested funding for design in 2025/27. Depending on the Department of Transportation's space requirements, there may be the potential to include LSS in the new building.

Implementation Plan

After a location is selected, DES will create a workplan with the scope, schedule, and budget customized for the specific requirements of the site.

When construction is done, DES will coordinate with LSS for building access and move-in support. The following DES divisions will coordinate to ensure a smooth relocation:

Program/Division	Role and Responsibility
Facility Professional Services	Planning and project construction management
Capitol Security and Visitor Services	Physical access control and surveillance equipment

Program/Division	Role and Responsibility
Buildings and Grounds	Update occupancy agreements and provide building occupancy support
Real Estate Services	Consider LSS Space needs within the larger space optimization strategy for Thurston County Facilities
Enterprise Technology Solutions	Coordinate technology needs with LEG-TECH
Surplus Operations	Help with selling furniture, fixtures, equipment no longer needed

Conclusions

The LSS Relocation Study results show that there are several options available for the LSS Production and Design, Legislative Hotline, and Labor Relations programs near the Capitol Campus.

Relocation will be most successful if DES and LSS mutually agree on the location with support from OFM and the Legislature. DES has been working closely with LSS throughout the process to come to an agreement.

Relocating LSS from the deficient Washington Street building into an improved existing state-owned building presents several opportunities:

- DES can tailor improvements to better meet LSS program requirements and will cost significantly less than the cost to address the deficiencies at Washington Street.
- Improvements help bring these buildings up to ADA, energy, and life safety codes.

Legislative Support Services Relocation Overview

Acknowledgements

Department of Enterprise Services Staff:

- Deputy Director Maurice Perigo, Chief Operations Office
- Chief Financial Officer Ashley Howard, Finance
- Assistant Director Bill Frare, Facility Professional Services
- Assistant Director Rick Bushnell, Real Estate Service
- Assistant Director George Carter III, Buildings and Grounds
- Deputy Assistant Director Emily Hetlund, Real Estate Services
- Assistant Program Manager John Lyons, AIA, Planning and Project Delivery
- Assistant Program Manager Majid Jamali, Planning and Project Delivery
- Architect Stan Zielinski, Real Estate Services
- Senior Facilities Planner Cynthia Barrett, Planning and Project Delivery
- Senior Facilities Planner Roby Poche, Planning and Project Delivery
- Senior Portfolio Property Manager Michelle Shepler, Buildings and Grounds
- Senior Project Manager Bob Willyerd, Planning and Project Delivery
- Project Manager Kathy Yi, Planning and Project Delivery
- Access and Advancement Manager Emilie Brown, Communications
- Communications Consultant 5 Rachelle Berrigan, Communications

Legislative Support Services Staff:

- Director Kevin Pierce
- Facilities & Supply Manager Craig McKissick
- Manager, Production Services Mike Thompson
- Project Manager Jay Schaff

Consultants:

- MSGS CARVE Architects Garner Miller, AIA
- PCS Structural Solutions Wes Neeley, Associate Principal, PE
- BCE Engineers Ben Hedin, Principal, PE
- BCE Engineers John Justice, PE

References

- 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment
- 2023 Department of Enterprise Services 1007 Washington Street Facility Plan
- 2021 Department of Enterprise Services Transportation Building Preservation Predesign.
- 2017 State Capitol Development Study, Schact Aslani Architects/Mithun

- 2014 Washington State Department of Enterprise Services State Office Building 2 Data Center Investigation, Schreiber, Starling & Lane
- Olympia's Hidden Gem: The East Capitol Campus - ThurstonTalk
- Floods put WA historic documents at risk, but a new home is pricey | The Seattle Times
- 2006 Master Plan for the Capitol of the State of Washington

Appendices

The appendices include all supporting documents, including site evaluation data, structural reports, and financial analyses related to both disposition and the relocation.

Appendix A

Modified Predesign

Modified Predesign

Appendix B

LSS Equipment List

LSS Equipment List

ID	Device Name	WxDxH	Power Requirements	Weight (lbs)
S1	Vision VR48	120x60x44	240V Single Phase 40A 240V 3 Phase and 120V 15A	4000
P1	Oce Varioprint 6250	307x66x80	3 Phase: 208 - 240V 30A - Single Phase: 208 - 240V 50A - 2 x 120V 15A	3300
S2	Polar 78 ES Cutter	65x63x48	240 V, 3 phase 50/60 Hz 20A	2900
S3	Horizon BQ270 Perfect Binder	96x36x61	240 V 3 phase 50A	1984
S4	Vision VR2550	27x55x48	240V Single Phase 120V 20A	1750
P2	Mutoh Wide Format	116x32x53	2 x 110V 20A	1500
P3	Ricoh Pro 7210s	126x36x48	2 x 208-240V, 20A, 50/60Hz and 1x120V 15A	1300
P4	ODM Case Maker	180x38x50	2 x 120V 15A	1300

ID	Device Name	WxDxH	Power Requirements	Weight (lbs)
P5	Ricoh Pro 7210s	126x36x48	2 x 208-240V, 16A, 50/60Hz and 1x120V 15A	1279
P6	ODM Casing in Device	30x48x48	240V single phase 20A	1100
P7	Parent Sized Paper rack	108x42x96	no power	750
P8	Wide Format Cutting Table	126x66x44	No power	700
P9	Duplo Folder	48x24 tabletop	120V 15A	650
S5	Epilog Fusion PRO Laser	70x60x42	240V Single Phase 20A	600
P10	Challenge Drill	32x24x60	240V single phase 20A	500
P11	GFP 363 TH Laminator	92x20x50	120V 10A	450
P12	Canon IFP850	76x52x44	240V 20A	380
P13	Book Press Station	72x30x44	No power	350
P14	Graphtech FC 8600 Cutting plotter	84x30x46	120V 10A	340
P15	ALM 3220 Laminator	48x24x50	120V 15A	320
P16	Aerocut slitter	42x24x44	120V 15A	280
P17	Canon C5550i	32x32x48	120V 15A	250
P18	Duplo DFL 50 Foil/Lam	48x24x65	120V 15A	250
P19	Shrink Wrapper	52x32x48	240V single phase 15A	225
P20	2 paddy wagons	32x24x60	no power	225
P21	Roland BN20 Plotter/Cutter	60x30x44	120V 15A	200
P22	GMP Excelam plus Laminator	55x22 tabletop	120V 15A	200

ID	Device Name	WxDxH	Power Requirements	Weight (lbs)
P23	3 Pallet Jacks	28x60	no power	200
P24	LexMark 5155	28x28x45	120V 10A	125
P25	Pragnant Hot Stamping	24x24 tabletop	120V 15A	125
P26	FP Mail meter	60x26x44	120V 10A	100
P27	Cornering Device	24x36 tabletop	No power	75
P28	13 Quad carts	22x22x44	no power	75
S6	Utility Sink	>36" wide	no power	

Appendix C

Consultant Report and Cost Estimates with Maximum Allowable Construction Costs (MACC)

LSS Relocation Study MSGS Carve Architects

DES Construction Project Cost Estimates

Description	Archives	Dolliver	Leg Modular	NRB	OB2
Professional Agreements					
Total Professional Agreements	$112,000	$81,100	$135,000	$107,000	$89,000
Contingency for All Professional Agreements	$11,200	$8,100	$13,500	$10,700	$8,900
Total Estimate Professional Services	$123,200	$89,200	$148,500	$117,700	$97,900
Construction					
Estimated Maximum Allowable Construction Costs (MACC)	$744,284	$535,973	$894,777	$708,398	$589,749
Construction Contingency	$111,643	$80,396	$134,217	$106,260	$88,462
Washington State Sales Tax	$72,940	$52,525	$87,688	$69,423	$57,795
Total Estimated Construction Costs	$928,867	$668,894	$1,116,682	$884,081	$736,006

Other Fees and Costs					
Permits/Approval Fees and Charges	$10,521	$7,580	$12,652	$10,018	$8,339
Project Support- DES B&G Fees	$31,562	$22,740	$37,955	$30,053	$25,017
Other Project Support Costs	$0	$0	$0	$0	$0
IAA - DES E&AS Fees	$24,400	$19,400	$27,900	$23,600	$20,700
Project Support- Site Rep	$0	$0	$0	$0	$0
Project Support- Campus Security Fees	$0	$0	$0	$0	$0
Project Contingency	$0	$0	$0	$0	$0
Total Estimated Other Fees and Costs	$66,483	$49,720	$78,507	$63,671	$54,056
Total Estimated Construction Costs	$1,118,550	$807,814	$1,343,689	$1,065,452	$887,962

Appendix D

DES Finance Statement of Revenue

Fiscal Year 2024

Building	Occupied RSF	Rent CSM	Finance Cost	Campus Contracts	Rent Rate – RSF	Total Rent Annual Cost
Archives	$47,488	$500,524	$41,500	$27,216	$10.54	$569,240
Dolliver	$17,000	$469,710	$0.00	$18,648	$27.63	$488,358
Leg Modular*	$13,504	$202,560	$0.00	$19,176	$15.00	$221,736
NRB	$346,069	$3,519,522	$699,000	$210,696	$10.17	$4,429,218
OB2	$209,226	$2,891,503	$480,500	$185,160	$13.82	$3,557,163
Washington Street	$14,308	$165,687	$0.00	$15,948	$11.58	$181,635

*This is paid by money assigned to Newhouse.

Fiscal Year 2025

Building	Occupied RSF	Rent CSM	Finance Cost	Campus Contracts	Rent Rate – RSF	Total Rent Annual Cost
Archives	$500,524	$41,500	$27,216	$10.54	$569,240	$11.99
Dolliver	$469,710	$0.00	$18,648	$27.63	$488,358	$28.73
Leg Modular*	$202,560	$0.00	$19,176	$15.00	$221,736	$16.42
NRB	$3,519,522	$699,000	$210,696	$10.17	$4,429,218	$12.80
OB2	$2,891,503	$480,500	$185,160	$13.82	$3,557,163	$17.00
Washington Street	$165,687	$0.00	$15,948	$11.58	$181,635	$12.69

*This is paid by money assigned to Newhouse.

Definitions

RSF is rentable square feet.

CSM is Central Services Model.


DES