

LCM
STAKEHOLDER MEETING #2
NEWHOUSE

09 29 2021

Clarissa Easton AIA, Project Director
Facility Professional Services

AGENDA

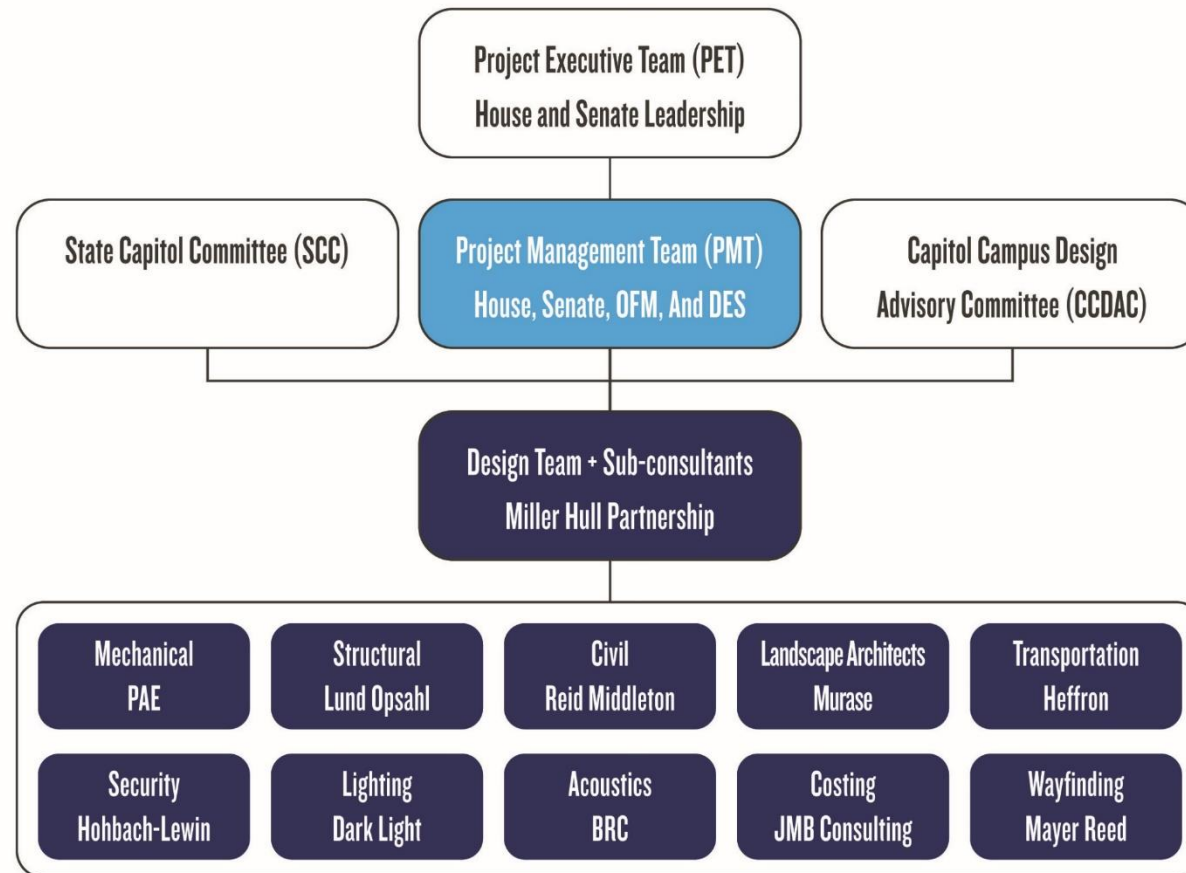
- Newhouse Building Replacement project.
 - *Introductions (Easton)*
 - *Miller Hull Partnership presentation (Baleiko)*
 - *LCM progress and 90 day look ahead (Easton)*
- Questions and comments from stakeholders.

LCM PROGRESS

- SCJ Alliance is under contract for Utility Study and Topo Survey of proposed modular site. Topo and boundary survey is expected to be complete October 12, 2021.
- Contract execution is underway for A/E services with MSGS on modular building project.
- Notice of early geotech site work is being issued to tribal partners this week for their comments by 12/1/2021. Site survey will be conducted October through November 2021.
- Pritchard Validation Study is wrapping up Phase 1 study of options for hillside stabilization and existing structural system upgrades. Phase 2 begins in October as consultants review programmatic requirements and test fit possible solutions.
- SEPA kick-off discussion was held internally September 27, 2021 with all consultants.



Newhouse Replacement Project – LCM Stakeholder Meeting #2 – September 29, 2021



Newhouse:

(b) The design and construction must result in:

(i) A high-performance building that meets net-zero-ready energy standards, with an energy use intensity of no greater than 35;

(ii) Sufficient program space required to support senate offices and support functions;

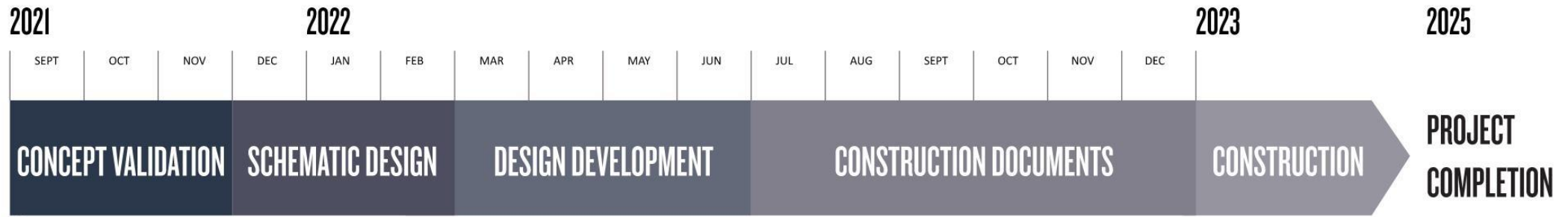
(iii) A building façade similar to the American neoclassical style with a base, shaft, and capitol expression focus with some relief expressed in modern construction methods to include adding more detailing and depth to the exterior so that it will fit with existing legislative buildings on west capitol campus, like the John Cherberg building;

(iv) Member offices of similar size as member offices in the John A. Cherberg building;

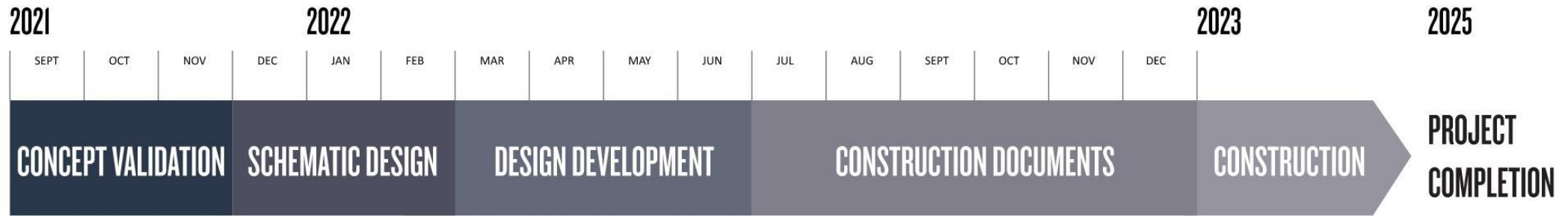
(v) Demolition of the buildings located on opportunity site six;

LCM Global Proviso Requirements:

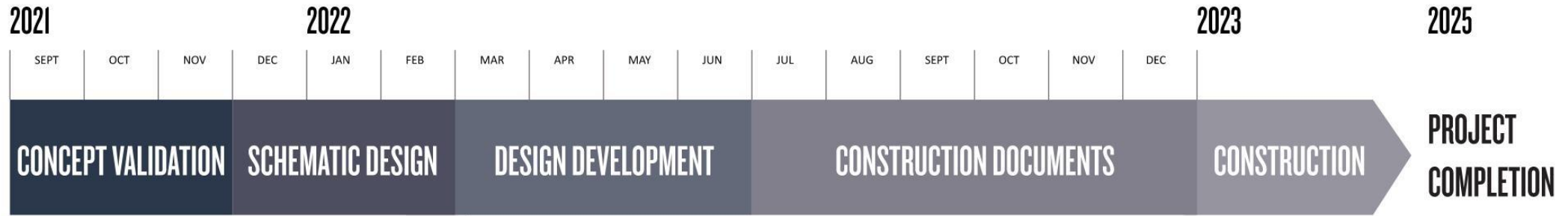
global legislative campus modernization subproject, which includes, but is not limited to, modular building leases or purchases and associated costs, site development work on campus to include Columbia street, stakeholder outreach, and historic mitigation for the project.



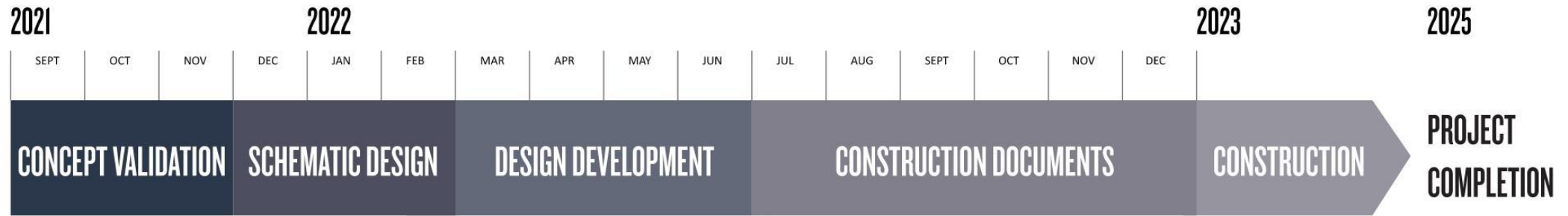
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- CONCEPT VALIDATION
- Identify design goals
 - Stakeholder Outreach + feedback implementation
 - Locate new building and elements on the site
 - Develop intent for look and feel of new building size and shape
 - Collect functional criteria and organize areas within building



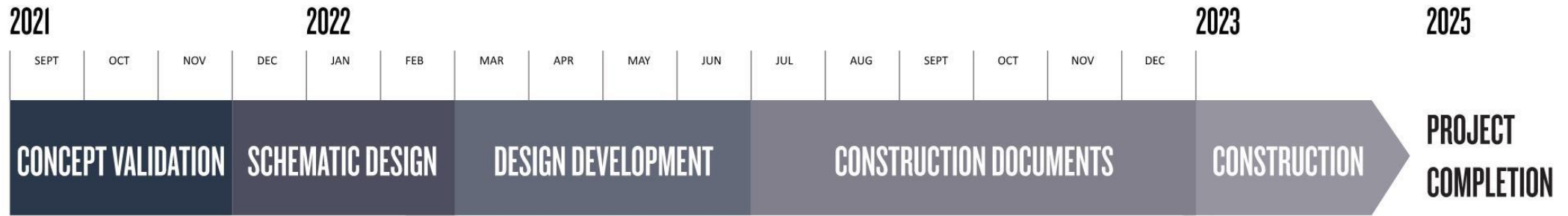
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- SCHEMATIC DESIGN**
- Stakeholder Outreach + feedback implementation
 - Depict walls, doors and rooms
 - Develop look and feel of interior and exterior
 - Determine building systems (structural, mechanical, electrical, plumbing)
 - Lay out work areas
 - Submit for site development permits



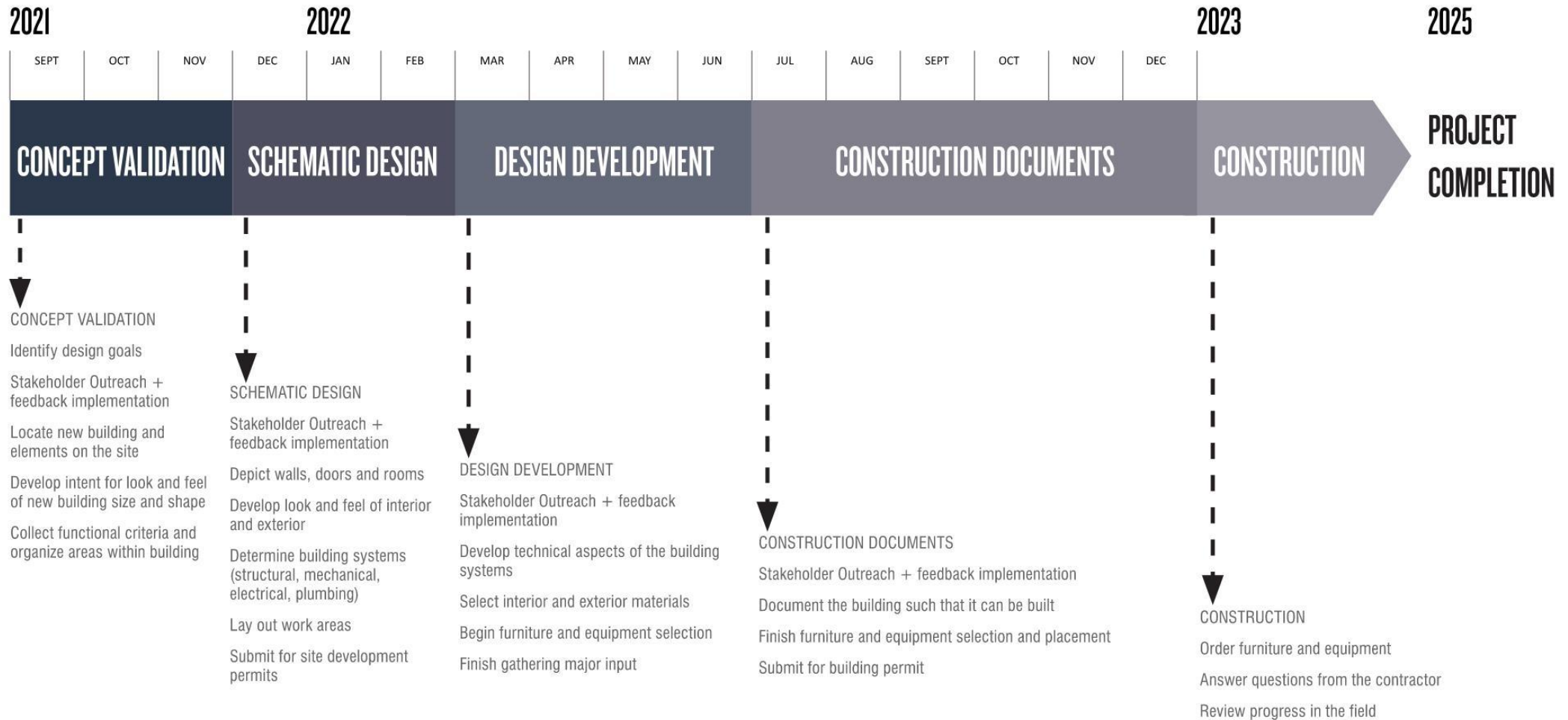
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- DESIGN DEVELOPMENT
- Stakeholder Outreach + feedback implementation
 - Develop technical aspects of the building systems
 - Select interior and exterior materials
 - Begin furniture and equipment selection
 - Finish gathering major input



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- CONSTRUCTION DOCUMENTS
- Stakeholder Outreach + feedback implementation
 - Document the building such that it can be built
 - Finish furniture and equipment selection and placement
 - Submit for building permit



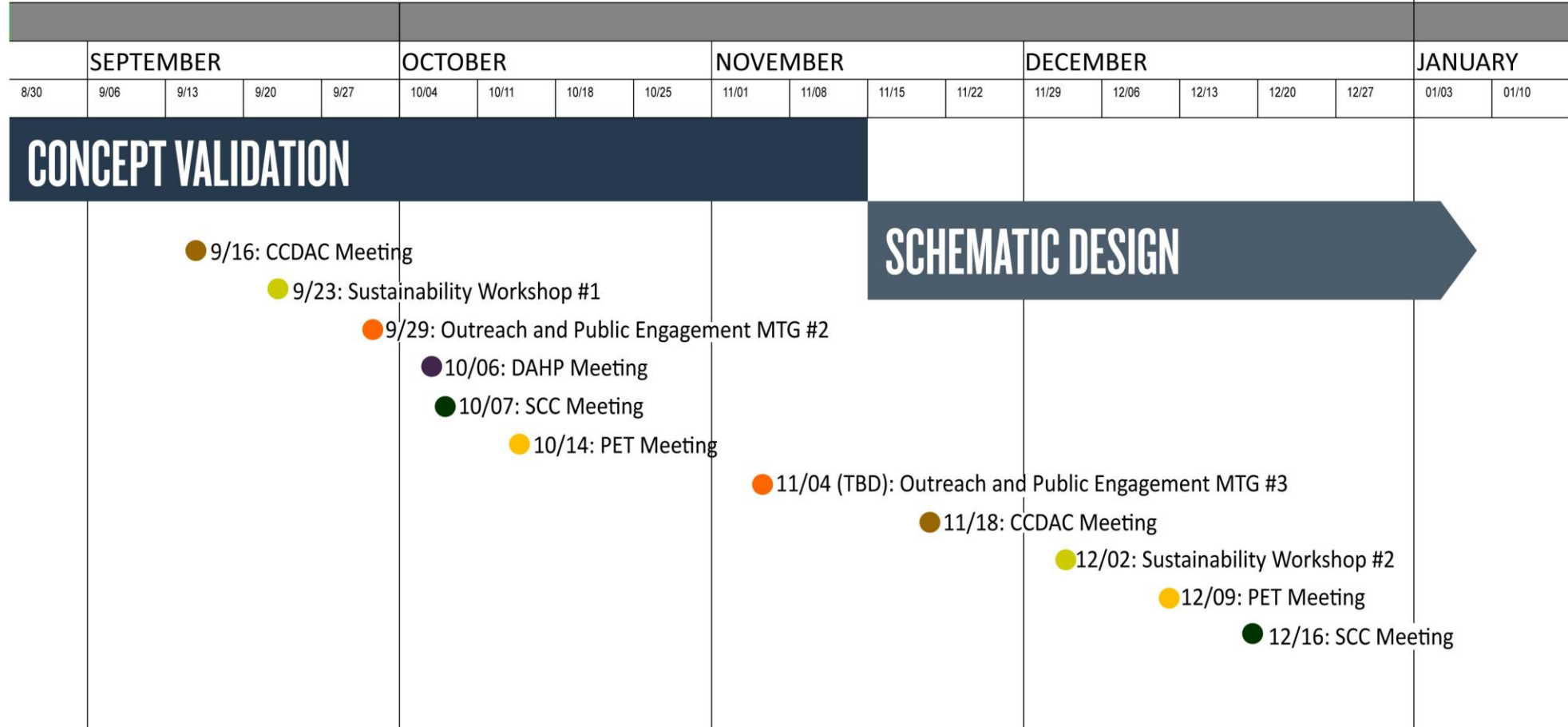
- A vertical dashed line descends from the end of the 'CONSTRUCTION' phase. At the bottom of this line is a downward-pointing arrowhead. Below the arrowhead, the following text is listed:
- CONSTRUCTION
 - Order furniture and equipment
 - Answer questions from the contractor
 - Review progress in the field



Newhouse Replacement Project – Schedule and Design Process

2021

2022





Newhouse Building



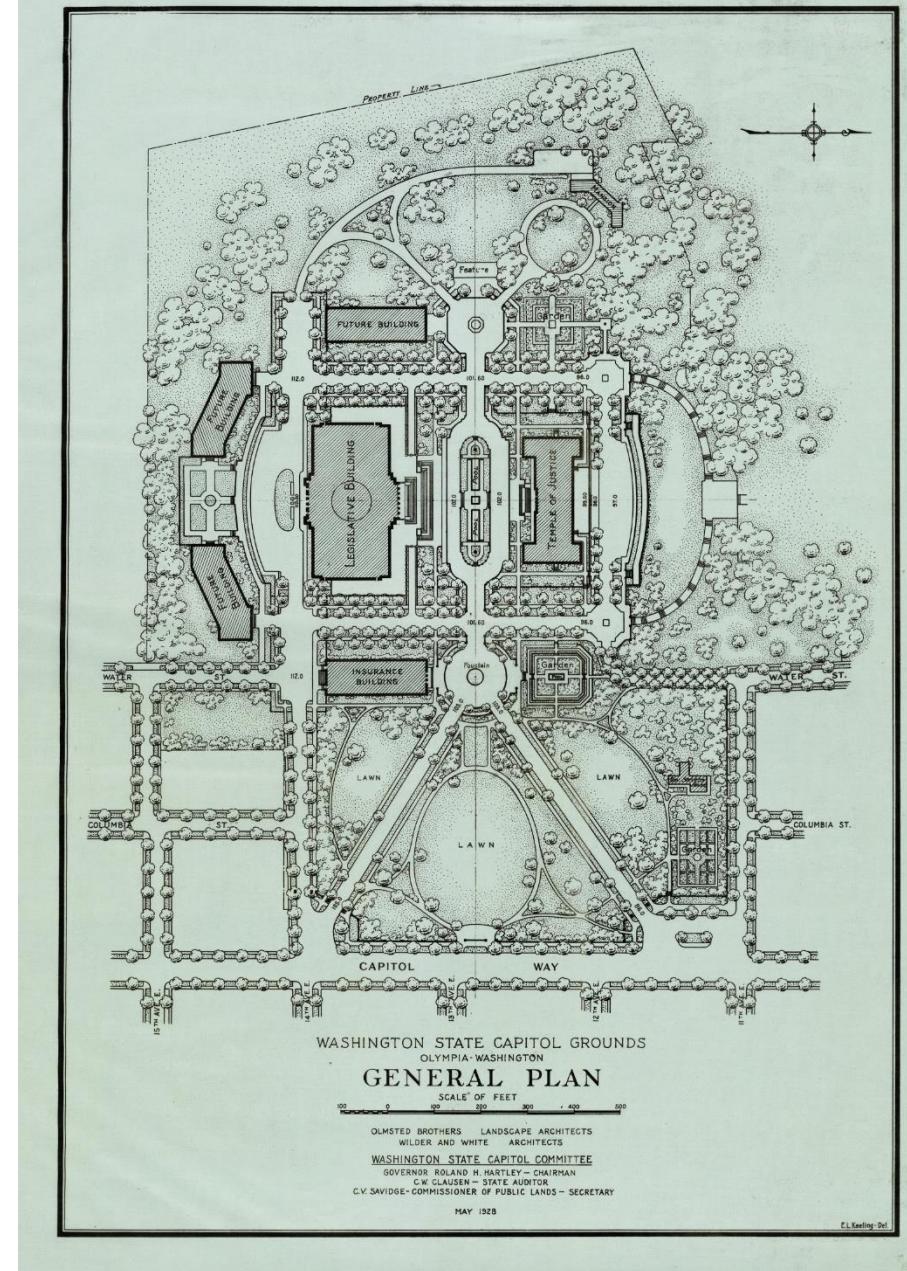
Insurance Building



Cherberg Building

Respecting History, Architecture, & Public Experience

- Being a Good Neighbor to Campus Context
- Reinforcing Olmsted Plan
- Well Designed Transitional Area Between the West Campus and the South Capitol Neighborhood
- Historic Preservation is Foundational to the Campus



Stewardship of Historic Context

"The state shall develop facilities on its campuses with an emphasis that ensures architectural harmony with existing buildings and the landscaped setting, with special attention to the effect on the spaces between buildings, and in a manner that preserves generous open spaces."

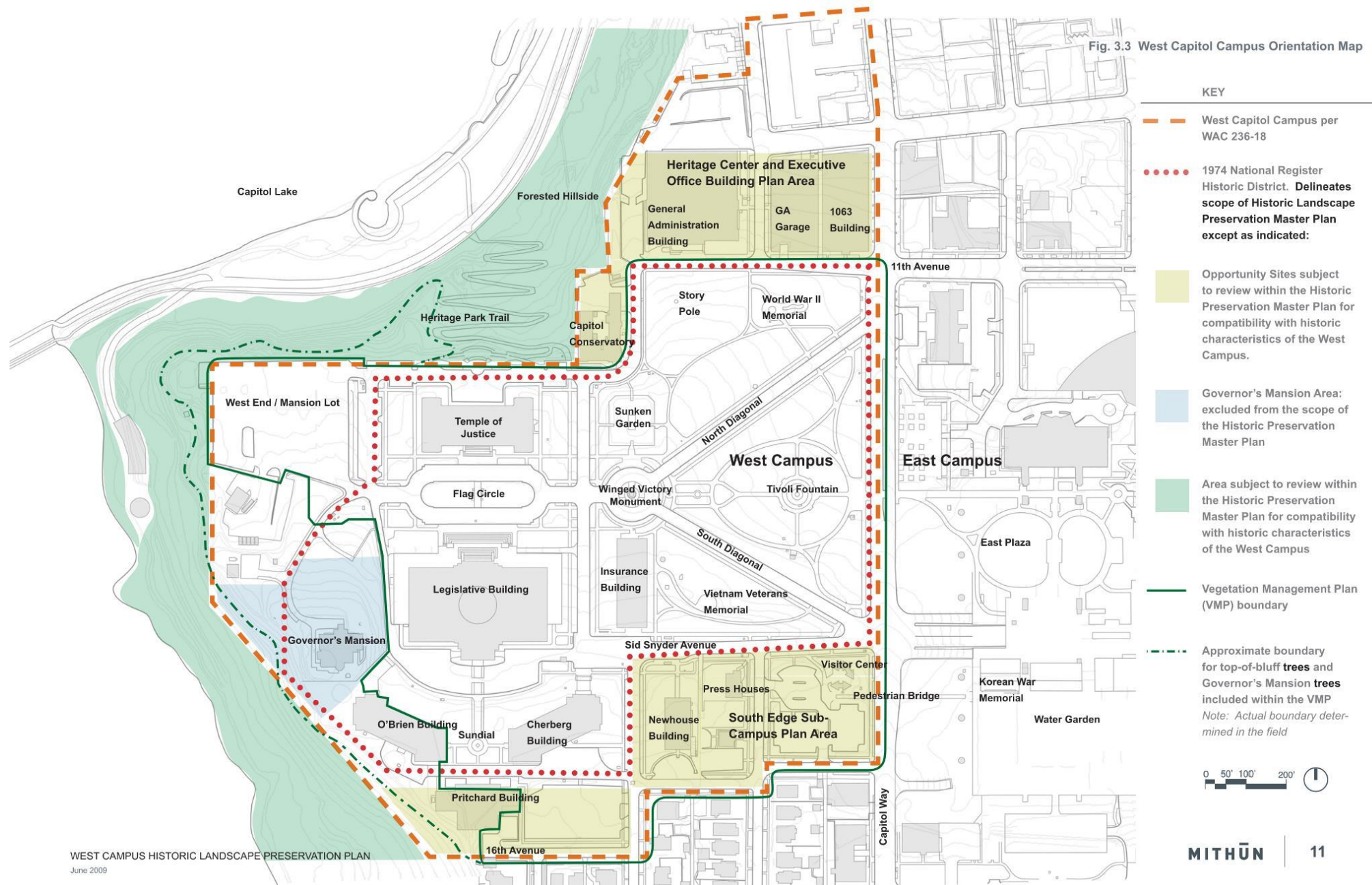
Newhouse Replacement Project – Capitol Campus History



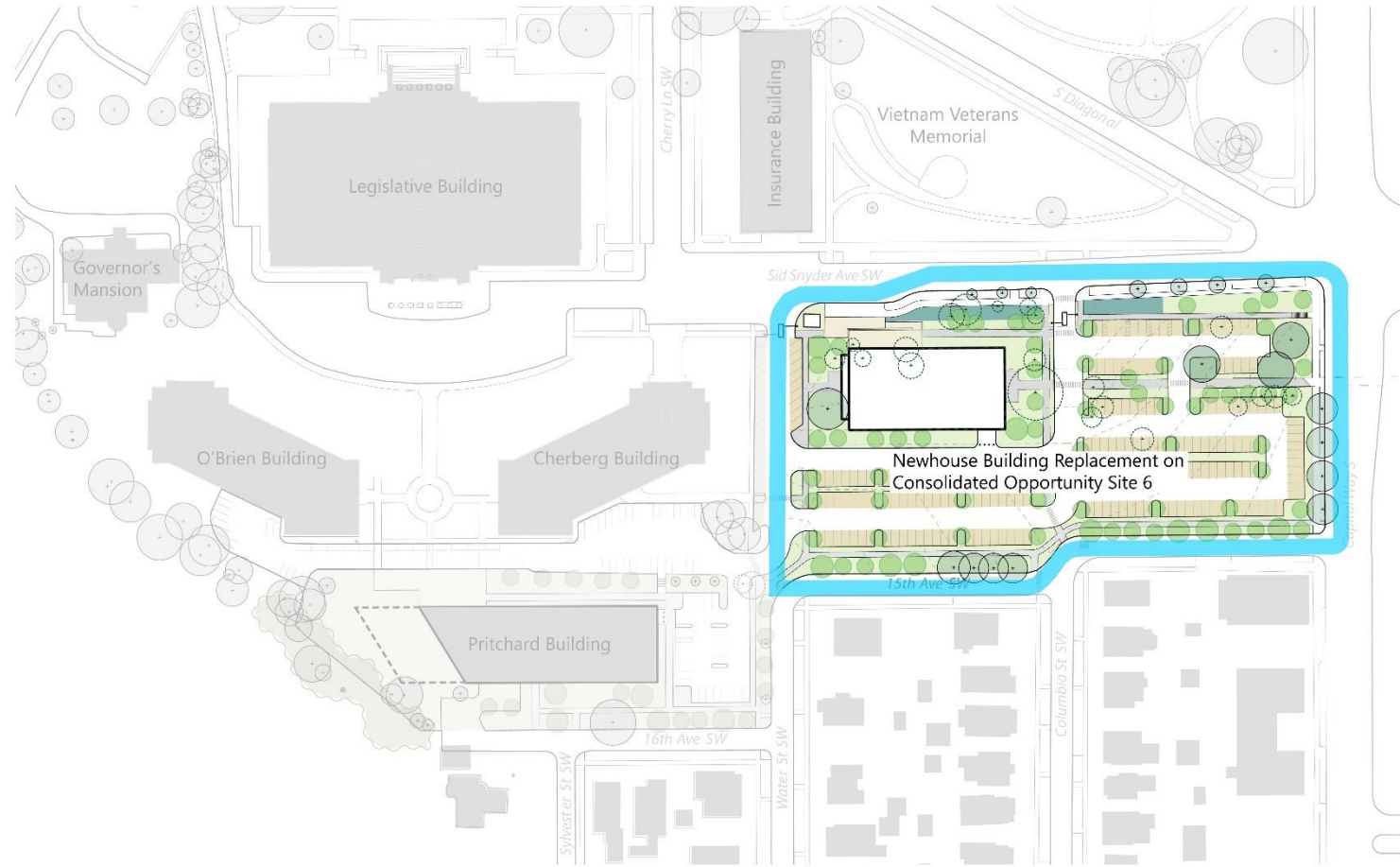
Washington State Capitol Campus



Newhouse Building



Newhouse Replacement Project - Capitol Campus Historic District + LCM Opportunity Sites

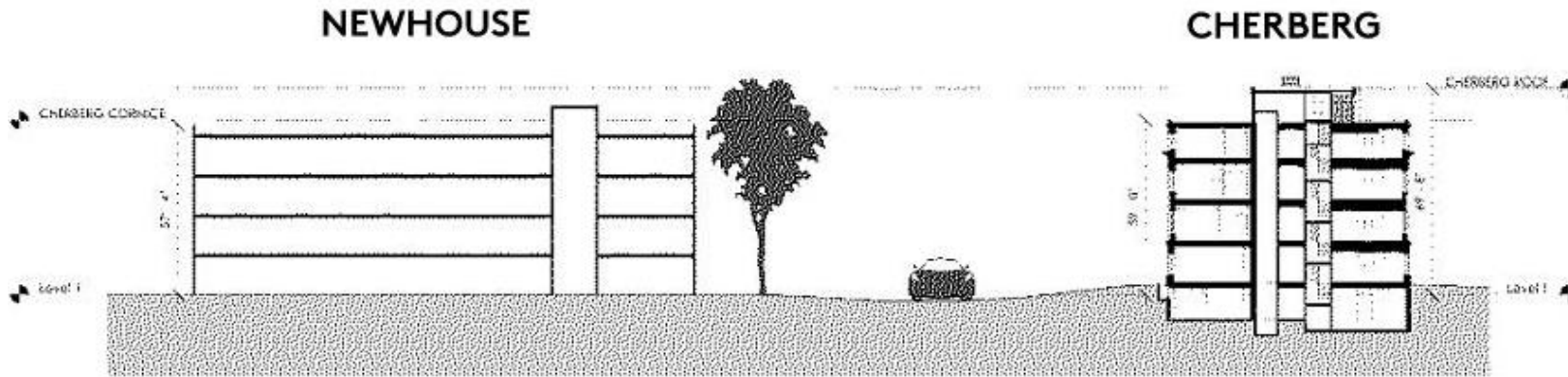


LEGEND

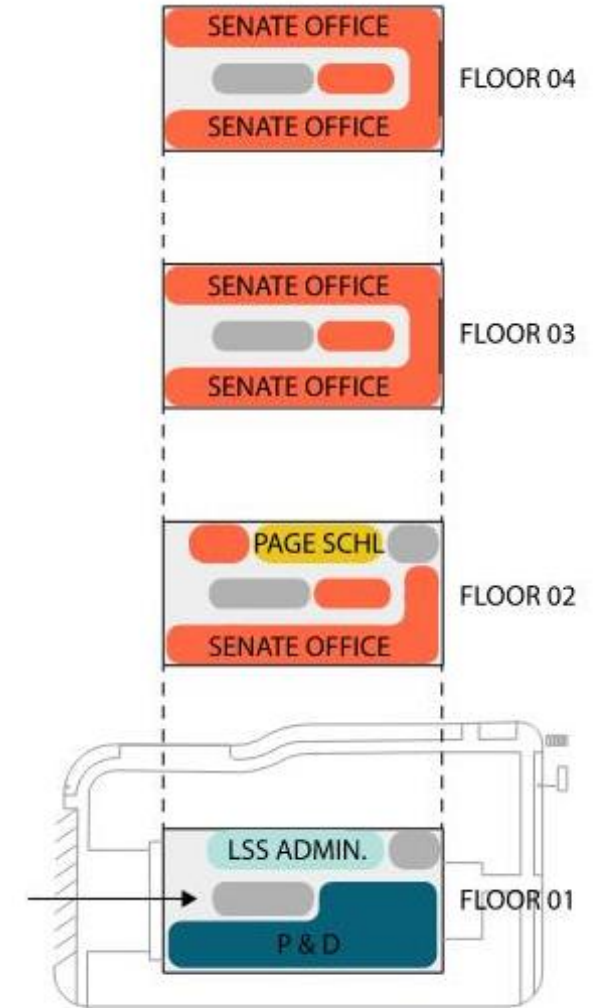
- Standard Gray Concrete
- Alt: Specialty Paving - permeable pavers
- Shrubs & Groundcover Plantings
- Stormwater Planting Area
- 13-44
+ Existing Trees to remain - protect in place - reference historic landscape preservation plan
- + Existing Trees - to be removed
- Proposed Trees

Predesign Site Plan – LCM Opportunity Site 6

Predesign Diagrams



NEWHOUSE



Primary Project Goals:

- **CERTIFICATION:** LEED Silver, minimum.
- **OPERATIONAL ENERGY:** Net Zero Energy with a max 35 EUI (Energy Use Intensity)
- **EMBODIED ENERGY:** Reduction of embodied carbon
- **WATER:** Strategies include efficient fixtures and may include rainwater for irrigation and or flushing demand.
- **OCCUPANT HEALTH:** daylighting, natural ventilation, MERV-13 filtration minimum and reduction of chemicals of concern
- **SOCIAL EQUITY**



Weaving Neighborhood Outreach, Social Equity + Sustainability

Design Goal:

to create safe, inclusive spaces that meet the needs of a diverse range of people of different ages, genders, religions and abilities

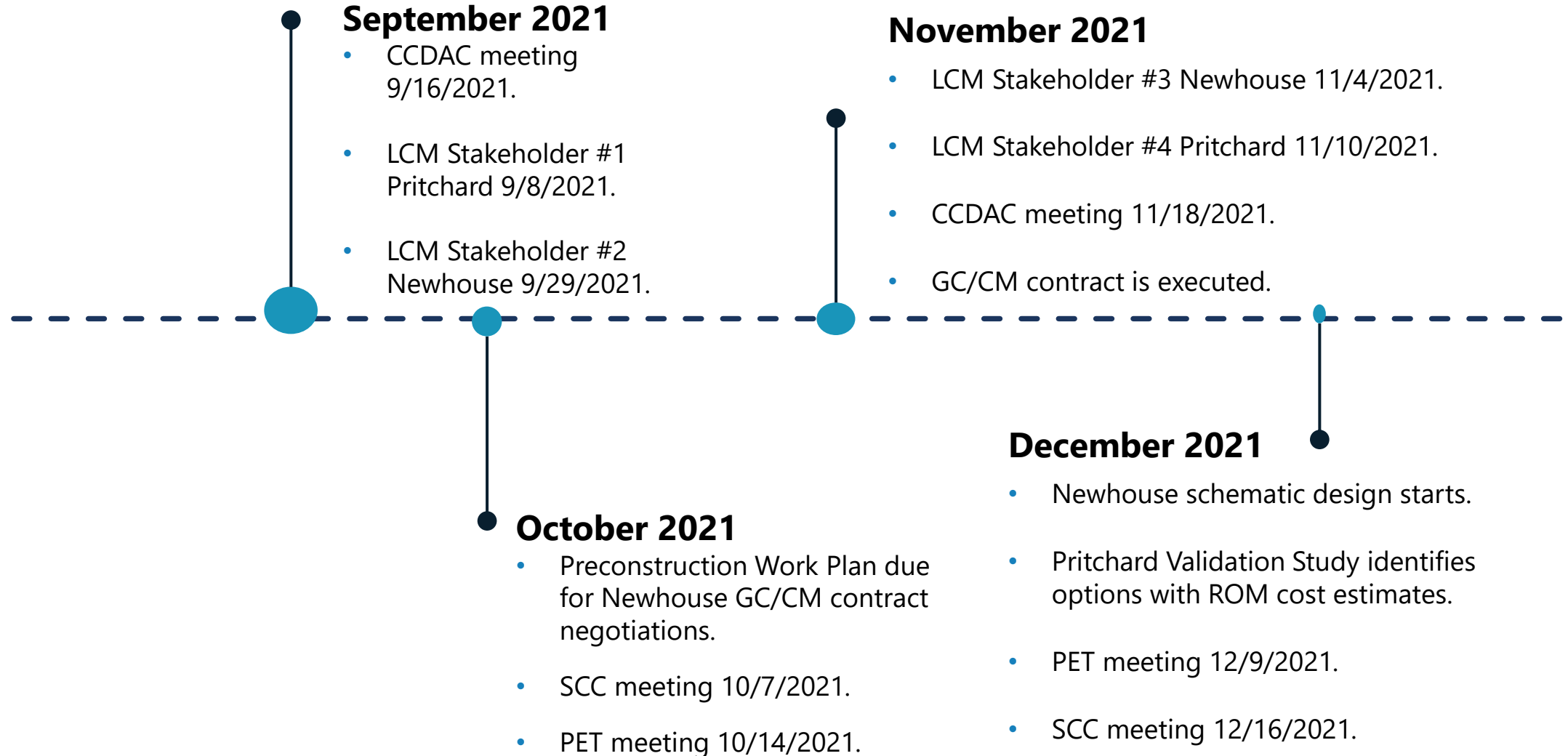


To advance the right of every person to live in a socially, economically, and environmentally healthy community.

SEED Principles

1. Advocate with those who have a limited voice in public life
2. Build structures for inclusion that engage stakeholders and allow communities to make decisions
3. Promote social equality through discourse that reflects a range of values and social identities
4. Generate ideas that grow from place and build local capacity
5. Design to help conserve resources and minimize waste

90 DAY LOOK AHEAD



Questions and comments.

THANK YOU



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