Washington State Department of Enterprise Services

2021
Second Supplemental
Capital Budget Request

Revised and Updated October 12, 2020

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson Street SE, Olympia, WA 98501

October 1, 2020

David Schumacher, Director
Office of Financial Management
PO Box 43113
Olympia, WA 98504-3313

Dear Mr. Schumacher,

I respectfully submit the 2021 supplemental capital budget proposal for the Department of Enterprise Services. This submittal requests additional funding to complete two projects identified in the 2019-21 Capital Budget. DES is requesting additional funding to complete and implement a distributed antenna system as proposed in the Campus Physical Security & Safety Improvement project. DES is also requesting additional funding to complete work Identified in the Legislative Building Exterior Preservation & Cleaning project.

We look forward to working with you and your team on this request.

Sincerely,

Chris Liu
Director

OFM

179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class
2019-21 Biennium

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Version: Y2 2019-21 Second Year Supplemental

Report Number: CBS001
Date Run: 10/12/2020 4:49PM

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2019-21	New Approp 2019-21	Estimated 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29
1	**30000812 Campus Physical Security & Safety Improvements**									
	036-1 Capitol Bldg Constr-State			(1,485,000)	1,485,000					
	057-1 State Bldg Constr-State	1,691,772	(473,667)	(1,565,561)	1,482,000	2,249,000				
	289-1 Thur Cty Capital Fac-State			(710,000)	710,000					
	Project Total:	**1,691,772**	**(473,667)**	**(3,760,561)**	**3,677,000**	**2,249,000**				
2	**92000028 Legislative Building Cleaning**									
	036-1 Capitol Bldg Constr-State									
	057-1 State Bldg Constr-State	3,925,000				1,784,000				2,141,000
	Project Total:	**3,925,000**				**1,784,000**				**2,141,000**
	Total: Program	**5,616,772**	**(473,667)**	**(3,760,561)**	**3,677,000**	**4,033,000**				**2,141,000**

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2019-21	New Approp 2019-21	Estimated 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29
036-1 Capitol Bldg Constr-State			(1,485,000)	1,485,000					
057-1 State Bldg Constr-State	5,616,772	(473,667)	(1,565,561)	1,482,000	4,033,000				2,141,000
289-1 Thur Cty Capital Fac-State			(710,000)	710,000					
Total	**5,616,772**	**(473,667)**	**(3,760,561)**	**3,677,000**	**4,033,000**				**2,141,000**

Ten Year Capital Plan by Project Class

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Report Number: CBS001
Date Run: 10/12/2020 4:49PM

Parameter	Entered As	Interpreted As
Biennium	2019-21	2019-21
Functional Area	*	All Functional Areas
Agency	179	179
Version	Y2-A	Y2-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	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

OFM

179 - Department of Enterprise Services
Capital Project Request

2019-21 Biennium

*

Version: Y2 2019-21 Second Year Supplemental

Report Number: CBS002
Date Run: 10/1/2020 3:52PM

Project Number: **30000812**
Project Title: **Campus Physical Security & Safety Improvements**

Description

Starting Fiscal Year: 2021
Project Class: Program
Agency Priority: 1

Project Summary

DES requests additional funding to complete and implement a distributed antenna system as proposed in the Campus Physical Security & Safety Improvement project. The other sub-project that was included in this major project, the independent study of campus security, has been completed.

Project Description

1. ***Identify the problem or opportunity addressed. Why is the request a priority?***
The 2018 Supplemental Capital Budget provided DES funding to install a distributed antenna system (DAS) in the Plaza Garage. The 2019-21 Capital Budget provided additional funding to install a distributed antenna system (DAS) in the DOT, NRB Garage and the Columbia Street parking garages. These projects align with recommendations included in the Capitol Campus Vulnerability Assessment (CCVA).

The headend DAS Equipment Room, which will be housed in the Plaza Garage project must be constructed prior to or concurrent to the installation of the actual DAS systems in the DOT, NRB and Columbia Street garages because these three garages will derive their source signals from the DAS Equipment Room in the Plaza Garage.

Unfortunately, the current funding for these projects is not sufficient to complete the work. In an attempt to close the funding gap Enterprise Services explored what savings could be achieved by combining the two projects into one construction contract. Doing this saves about $500K, reducing the projects shortfall to $1.9M (originally $2.4M).

Enterprise Services recommends combining these two projects into one construction contract to achieve economies of scale reduce the overall cost of the project. The CCVA offers additional information related to these DAS projects.

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.
Additional funding is needed to complete the previously defined scope of work specifically for the Distributed Antennae System (DAS).

Project Schedule:

Design:	Current- February 2021
Bidding/Award:	February 2021- April 2021
Construction:	April 2021- May 2022

3. How would the request address the problem or opportunity identified in question #1?
The Capitol Campus Vulnerability Assessment provides additional information.

4. What alternatives were explored? Why was the recommended alternative chosen?
Option 1: Do not construct the DAS project (Plaza Garage, DOT Garage, NRB Garage and Columbia Garage), including the DAS Equipment Room.

Option 2: Recommended Option - Provide additional funding to complete the original scope of both projects to include constructing a DAS equipment room, installing infrastructure to all 6 levels of the Plaza Garage and the OB2 Service Level Garage, and the DOT, NRB and Columbia garages.

Project Number: **30000812**
Project Title: **Campus Physical Security & Safety Improvements**

Description

This is the only option that aligns with recommendations of the Capitol Campus Vulnerability Study.

5. Which clientele would be impacted by the budget request?
All Capitol Campus visitors to include more than 25,000 school children that participate in annual civic education tours and more than 6,000 employees and elected officials would benefit from the Distributed Antenna System.

The Capitol Campus Vulnerability Assessment provides additional information.

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 Capitol Campus Vulnerability Assessment;
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.

OFM

179 - Department of Enterprise Services
Capital Project Request
2019-21 Biennium

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Version: Y2 2019-21 Second Year Supplemental

Report Number: CBS002
Date Run: 10/1/2020 3:52PM

Project Number: 30000812
Project Title: Campus Physical Security & Safety Improvements

Description

Proviso

None.

Location

City: Olympia **County:** Thurston **Legislative District:** 022

Project Type

Infrastructure (Major Projects)

Growth Management impacts

Conforms to GMA

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2019-21 Fiscal Period Reapprops	New Approps
036-1	Capitol Bldg Constr-State			(1,485,000)	1,485,000	
057-1	State Bldg Constr-State	1,691,772	(473,667)	(1,565,561)	1,482,000	2,249,000
289-1	Thur Cty Capital Fac-State			(710,000)	710,000	
	Total	**1,691,772**	**(473,667)**	**(3,760,561)**	**3,677,000**	**2,249,000**

		Future Fiscal Periods 2021-23	2023-25	2025-27	2027-29
036-1	Capitol Bldg Constr-State				
057-1	State Bldg Constr-State				
289-1	Thur Cty Capital Fac-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Capital Project Request

2019-21 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2019-21	2019-21
Agency	179	179
Version	Y2-A	Y2-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	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Department of Enterprise Services
Project Name	Campus Physical Security & Safety Improvements
OFM Project Number	30000812

Contact Information	
Name	Zain Aldahlaki
Phone Number	360-407-2887
Email	zainalabideen.aldahlaki@des.wa.gov

Statistics			
Gross Square Feet	N/A	MACC per Square Foot	
Usable Square Feet	N/A	Escalated MACC per Square Foot	
Space Efficiency		A/E Fee Class	A
Construction Type	Communications Buildin	A/E Fee Percentage	10.16%
Remodel	No	Projected Life of Asset (Years)	10
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	No
Inflation Rate	2.38%	Higher Ed Institution	
Sales Tax Rate %	9.40%	Location Used for Tax Rate	Olympia
Contingency Rate	0%		
Base Month	September-20	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Predesign Start	July-20	Predesign End	August-20
Design Start	August-20	Design End	February-21
Construction Start	April-21	Construction End	May-22
Construction Duration	13 Months		

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Project Cost Estimate

Total Project	**$2,096,000**	Total Project Escalated	**$2,248,827**
		Rounded Escalated Total	**$2,249,000**

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Department of Enterprise Services	
Project Name	Campus Physical Security & Safety Improvements	
OFM Project Number	30000812	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	**-$4,208,467**	**Acquisition Subtotal Escalated**	**-$4,208,467**

Consultant Services			
Predesign Services	$538,000		
A/E Basic Design Services	$0		
Extra Services	$50,000		
Other Services	$159,970		
Design Services Contingency	$0		
Consultant Services Subtotal	**$747,970**	**Consultant Services Subtotal Escalated**	**$752,437**

Construction			
Construction Contingencies	$0	Construction Contingencies Escalated	$0
Maximum Allowable Construction Cost (MACC)	$5,079,065	Maximum Allowable Construction Cost (MACC) Escalated	$5,214,677
Sales Tax	$477,432	Sales Tax Escalated	$490,180
Construction Subtotal	**$5,556,497**	**Construction Subtotal Escalated**	**$5,704,857**

Equipment			
Equipment	$0		
Sales Tax	$0		
Non-Taxable Items	$0		
Equipment Subtotal	**$0**	**Equipment Subtotal Escalated**	**$0**

Artwork			
Artwork Subtotal	**$0**	**Artwork Subtotal Escalated**	**$0**

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

Other Costs			
Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate

Total Project	**$2,096,000**	Total Project Escalated	**$2,248,827**
		Rounded Escalated Total	**$2,249,000**

OFM

179 - Department of Enterprise Services
Capital Project Request

2019-21 Biennium

*

Version: Y2 2019-21 Second Year Supplemental

Report Number: CBS002
Date Run: 10/12/2020 4:53PM

Project Number: **92000028**
Project Title: **Legislative Building Cleaning**

Description

Starting Fiscal Year: 2021
Project Class: Program
Agency Priority: 2

Project Summary

The Legislative Building is in need of critical exterior repairs. Additional funding is needed to correct water infiltration, repair portions of the building exterior and repair and restore the building historic bronze doors.

Project Description

1. ***Identify the problem or opportunity addressed. Why is the request a priority?***
Water is infiltrating the masonry and roofing systems of the Legislative Building causing damage to building materials, equipment, and interior finishes, and degrading the historic exterior surfaces.

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 replace select roofing systems, repair masonry work, create drainage in the Minor Domes (a.k.a Mini Domes), create maintenance access to three additional Minor Domes to include fall protection systems and restore and repair the historic bronze doors.

Completing these the exterior repairs will protect the historic stone of the building, prevent leaks from damaging interior finishes, protect sensitive architectural detailing, and extend the life of the building's exterior.

The project timeline is estimate to be:

Design:	February 2021 - June 2021
Bid & Construction:	July 2021- December 2021

3. How would the request address the problem or opportunity identified in question #1?
This request would provide additional funding to the Legislative Building Exterior preservation project to complete critical repairs to the building's exterior.

Work related to the Legislative Building and Exterior Preservation project which was funded in the 19-21 Capital Budget, began in spring 2018 and included multiple design phases to develop strategic approaches to the project, which included tailoring treatment methods and processes to the needs of each area of the building. The repairs required for the building exceed the available funding. This request is limited to the work that is critical to complete to avoid further damage to the historic asset. The remaining work is proposed in Enterprise Services 21-31 Capital Plan.

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<u>Work to be complete by end of 2019-21 biennium (current project scope):</u>
· Replace select roofing systems
· Provide access and drainage to one Minor Dome
<u>Work remaining to be completed by December 2021 (additional project scope):</u>
· Design and repair additional roof systems
· Provide access and drainage to three additional Minor Dome's
· Repair skylights at the north pedestal
· Restore and repair historic bronze doors
· Add fall restraints

Additional funding is needed to complete this work.

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Project Number: **92000028**
Project Title: **Legislative Building Cleaning**

Description

Work to be completed in future biennia
· Fill mortar gaps in stonework in the plaza and north steps
· Repair plaza skylights
· Replace the balustrade on the plaza level
· Repair colonnade windows at the dome level
· Install lead came at south portico wall
· Repair interior finishes damaged by water leaks.

4. What alternatives were explored? Why was the recommended alternative chosen?
Reduce project scope: Reduce the project scope to the available funding.

Complete additional exterior repairs (recommended): Under this option additional funding would be provided to replace select roofing systems, repair masonry work, create drainage in the Minor Domes, create maintenance access to three additional Minor Domes to include fall protection systems and restore and repair the historic bronze doors.

If action is not taken there will be an acceleration of water infiltration and erosion of architectural details, leading eventually to irreparable damage or loss.

5. Which clientele would be impacted by the budget request?
Where and how many units would be added, people or communities served, etc.

This project will impact state officials whose offices are housed in the building, their staff and 500,000+ visitors and Washington State citizens who visit and do business on the campus.

Since this is a working capitol building, this project has essential practical benefits in effectively housing the core activities of state government without service interruption, and extending the building's useful life.

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.

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.

179 - Department of Enterprise Services
Capital Project Request
2019-21 Biennium
*

Version: Y2 2019-21 Second Year Supplemental

Report Number: CBS002
Date Run: 10/12/2020 4:53PM

Project Number: **92000028**
Project Title: **Legislative Building Cleaning**

Description

DES is required to meet statutory stewardship responsibilities for State Capitol Public and Historic Facilities described in RCW 79.24, including the Secretary of the Interior's Standards for 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. 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?
This project's estimated cost is based on the 2020 construction estimates, escalated by market condition percentages. Past work has included only partial repairs due to limited funding. If this practice continues, the condition of the building and furnishings will be damaged beyond the State's ability to stop the deterioration or correct existing damage.

Proviso
None

Location
City: Olympia **County:** Thurston **Legislative District:** 022

Project Type
Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts
Conforms to GMA

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2019-21 Fiscal Period Reapprops	2019-21 Fiscal Period New Approps
036-1	Capitol Bldg Constr-State					
057-1	State Bldg Constr-State	3,925,000				1,784,000
	Total	**3,925,000**	**0**	**0**	**0**	**1,784,000**

		Future Fiscal Periods 2021-23	2023-25	2025-27	2027-29
036-1	Capitol Bldg Constr-State				
057-1	State Bldg Constr-State				2,141,000

179 - Department of Enterprise Services
Capital Project Request
2019-21 Biennium

*

Version: Y2 2019-21 Second Year Supplemental

Report Number: CBS002
Date Run: 10/12/2020 4:53PM

Project Number: **92000028**
Project Title: **Legislative Building Cleaning**

Funding

Total	**0**	**0**	**0**	**2,141,000**

Operating Impacts

No Operating Impact

Capital Project Request

2019-21 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2019-21	2019-21
Agency	179	179
Version	Y2-A	Y2-A
Project Classification	*	All Project Classifications
Capital Project Number	92000028	92000028
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Department of Enterprise Services
Project Name	Legislative Building Exterior Cleaning and Preservation
OFM Project Number	

Contact Information	
Name	Oliver Wu
Phone Number	360-407-8534
Email	oliver.wu@des.wa.gov

Statistics			
Gross Square Feet	n/a	MACC per Square Foot	
Usable Square Feet	n/a	Escalated MACC per Square Foot	
Space Efficiency		A/E Fee Class	A
Construction Type	Other Sch. A Projects	A/E Fee Percentage	11.57%
Remodel	No	Projected Life of Asset (Years)	5
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	No
Inflation Rate	2.38%	Higher Ed Institution	No
Sales Tax Rate %	9.40%	Location Used for Tax Rate	Olympia, WA
Contingency Rate	10%		
Base Month	July-20	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Predesign Start	July-18	Predesign End	November-18
Design Start	February-21	Design End	June-21
Construction Start	July-21	Construction End	December-21
Construction Duration	5 Months		

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Project Cost Estimate

Total Project	**$1,737,382**	Total Project Escalated	**$1,783,570**
		Rounded Escalated Total	**$1,784,000**

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Department of Enterprise Services	
Project Name	Legislative Building Exterior Cleaning and Preservation	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
A/E Basic Design Services	$114,320		
Extra Services	$95,000		
Other Services	$44,622		
Design Services Contingency	$25,394		
Consultant Services Subtotal	**$279,337**	**Consultant Services Subtotal Escalated**	**$285,109**

Construction			
Construction Contingencies	$113,100	Construction Contingencies Escalated	$116,369
Maximum Allowable Construction Cost (MACC)	$1,131,000	Maximum Allowable Construction Cost (MACC) Escalated	$1,162,563
Sales Tax	$116,945	Sales Tax Escalated	$120,220
Construction Subtotal	**$1,361,045**	**Construction Subtotal Escalated**	**$1,399,152**

Equipment			
Equipment	$0		
Sales Tax	$0		
Non-Taxable Items	$0		
Equipment Subtotal	**$0**	**Equipment Subtotal Escalated**	**$0**

Artwork			
Artwork Subtotal	**$0**	**Artwork Subtotal Escalated**	**$0**

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

Other Costs			
Other Costs Subtotal	**$97,000**	**Other Costs Subtotal Escalated**	**$99,309**

Project Cost Estimate

Total Project	**$1,737,382**	Total Project Escalated	**$1,783,570**
		Rounded Escalated Total	**$1,784,000**