



STATE OF WASHINGTON  
MILITARY DEPARTMENT  
Camp Murray • Tacoma, Washington 98430-5000

September 13, 2021

TO: David Schumacher, Director  
Office of Financial Management

FROM: Bret Daugherty, Major General  
The Adjutant General

A handwritten signature in black ink, reading "Bret D. Daugherty".

SUBJECT: Military Department 2022 Supplemental Capital Budget

I am pleased to submit the Washington Military Department's 2022 Supplemental Capital Budget request.

We are requesting funding for four major capital projects at this time:

1. Reappropriation of Military Department Capital Account funding for remaining Arts Commission contract for the newly constructed Thurston County Readiness Center.
2. Additional funding and federal spending authority for the renovation of the Snohomish Readiness Center. The 1955 building will be brought up to modern day standards in the kitchen, restrooms, and showers to meet the operational needs of the 176<sup>th</sup> Engineering Company and Recruiting and Retention Battalion.
3. Renovation of building 34 on Camp Murray, a readiness center which serves more than 6000 members of the Washington Army National Guard and their families for medical and dental support. The project will provide critical medical grade updates to plumbing, electrical, HVAC and oxygen system infrastructure as well as optimize available space to provide proper storage of medical supplies, equipment and records.
4. Renovation of the Moses Lake Readiness Center supporting the 81st Stryker Brigade Combat Team B Company, 1-161st Infantry Battalion stationed at this location with a drilling population of 109 and 16 full-time personnel, and the Multi Agency Communications Center (MACC 911) serving Grant County. The project will result in a fully operational kitchen, safe and sanitary restrooms, showers, locker room, and lactation center, and an overall safe facility free of water damage.

We look forward to your review of our Supplemental Capital Budget request and the opportunity to respond to any questions from your staff. Please feel free to contact our Chief Financial Officer, Regan Hesse, at 253-512-8115, or our Deputy Finance Director, TJ Rajcevich, at 253-512-7596.





WASHINGTON MILITARY DEPARTMENT

# 2022 SUPPLEMENTAL CAPITAL BUDGET





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

August 11, 2020

Susan Vezeau  
Environmental Program Manager  
Construction & Facilities Management Office (CFMO)  
Washington Military Department  
Bldg 36 Quartermaster Road  
Camp Murray, WA 98430-5050

In future correspondence please refer to:

Project Tracking Code: 2020-08-05114

Re: Washington Military Department's FY21-23 Biennium Budget Request for Review in Compliance with OFM and GEO 05-05/Section 106 Requirements

Dear Susan Vezeau:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 05-05 (05-05). Our review is based upon documentation contained in your communication.

We have reviewed the list provided for the above-referenced projects and have no further comments at this time. Projects that are funded through federal agencies or require permitting from a federal agency will be exempt from further review under 05-05, as Section 106 of the National Historic Preservation Act of 1966 and its implementing regulations 36 CFR 800 subsume this responsibility for protecting historic properties. Should a project have no federal nexus, but require review under 05-05, consultation with our office may be initiated with the following:

- Ground disturbing activities: EZ-1 form
- Building/Structure alterations (45 years or older): EZ-2 form

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO) in conformance with 05-05 and Section 106. Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of 05-05 and 36 CFR 800.4(a)(4). Should additional information become available, our assessment may be revised.

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

Sincerely,

Holly Borth



Project Compliance Reviewer  
(360) 586-3533  
holly.borth@dahp.wa.gov





**WASHINGTON MILITARY DEPARTMENT**  
CONSTRUCTION AND FACILITIES MANAGEMENT OFFICE  
CAMP MURRAY, WA 98430-5000

August 7, 2020

Allyson Brooks, Ph.D.  
Director, Department of Archaeology and Historic Preservation  
1110 Capitol Way S, Suite 30  
Olympia WA 98501  
[106@dahp.wa.gov](mailto:106@dahp.wa.gov)  
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**Subject: Washington Military Department's FY21-23 Biennium Budget Request for Review in Compliance with OFM and GEO 05-05/Section 106 Requirements**

Dear Dr. Brooks,

This letter is to request for your review of the State of Washington Military Department's (WMD) FY21-23 Biennium budget request for compliance with GEO 05-05/Section 106 and Office of Financial Management (OFM) requirements.

***WMD's 10-year Capital Projects for FY21-23:***

***Update on Projects Under Construction:***

Construction of the Tumwater Readiness Center (Log No. 051315-02-BPA) is anticipated for completion the spring of 2021. Archaeological surveys and cultural resources consults were completed as part of the 2017 Environmental Assessment for this project. Completion of the Tumwater Readiness Center will allow the reallocation of units in smaller regional Readiness Centers and will trigger the need to divest of these properties, including the NRHP-eligible Puyallup and Olympia armories. As part of the Olympia and Puyallup divestiture process, the WMD has initiated consults with your office and other community stakeholders and has procured an Historic Structures Report to inform on the condition of the Olympia Armory.

Richland Readiness Center (2017-08-06164-MIL) construction will be initiated in the fall of 2020. Consults and archaeological surveys for this project have long been completed, and an inadvertent discovery protocol is in place.

The Centralia Readiness Center Tenant Improvement Project (Log No. 2018-01-00031), listed in the last biennium will be completed in late 2020/early 2021. WMD has been in communication with your office regarding existing archaeological resources and effects on

the NRHP-eligible armory. A Memorandum of Agreement was signed by all parties to mitigate the adverse effects of window replacement at the armory.

*New Construction and Design Projects:*

The Washington Army National Guard Tactical Unmanned Aircraft System (TUAS) (Log No. 111511-08-MIL) on Yakima Training Center is a large federal Military Construction Project slated for design in 2022 and construction in 2023. In planning since 2013, both archaeological surveys and cultural resources consults were completed in 2012. An inadvertent discovery protocol is in place and cultural resources consults will be updated prior to project implementation.

Archaeological surveys and cultural resource identification efforts have also been completed for a prospective land purchase to construct a future King County Readiness Center near North Bend. No cultural resources were identified in the survey and consultation process. If the land purchase is executed, design is slated to begin in the 2023-2025 biennium.

Design will also be initiated in the 21-23 biennium for several additional large Military Construction projects. These include the Yakima Training Center Dining Facility project, for which cultural resources identification was undertaken prior to construction of the associated Barracks; the Joint Force Headquarters Facility on Camp Murray, for which cultural resources identification was undertaken prior to construction of the adjacent Pierce County Readiness Center; and the Washington Air National Guard Air Support Operations Group (ASOG) Complex and Mission Support Group/Logistics/Communications Facility on Camp Murray, for which cultural resources survey and consults were completed as part of the NEPA Environmental Assessment dated August 2019.

Proposed 21-23 projects affecting NRHP-eligible buildings include design for the Walla Walla Readiness Center Tenant Improvements, design and construction of the Anacortes Readiness Center Addition/Alteration Project, and design and construction of the Snohomish Readiness Center Tenant Improvements (Project No. 2020-03-02322). The Anacortes RC Addition/Alteration includes ground disturbance to add square footage, as the current structure is too small for current use. The Walla Walla RC Tenant Improvements and ADA Compliance will primarily involve interior modifications and updates to bring the facility in line with force protection requirements. Both projects were planned, but not initiated, in FY19-21. The Snohomish Readiness Center TI project will entail the construction of a roughly 6,000 square foot addition.

Proposed projects for buildings over 50 years old, but not NRHP eligible, include replacement of Barracks buildings 47, 48 and 65 on Camp Murray and the Port Orchard Readiness Center Tenant Improvements. The proposed Barracks replacement will involve ground disturbance on the existing site to build foundations for the new buildings. The Port Orchard Tenant

Improvements will involve reconfiguration of the building interior to have a more functional layout, but no ground disturbance is anticipated.

Additional capital projects with ground disturbance, proposed for the 21-23 biennium, include an expansion of non-organizational parking on Joint Base Lewis-McChord (JBLM) in front of the National Guard Aviation Readiness Center; expansion of the CSMS paint booth on JBLM; construction of a UTES Vehicle Storage Building on JBLM; construction of a MATES Vehicle Storage Building on the Yakima Training Center (YTC); and an addition to the Sedro-Wooley Field Maintenance Shop (FMS). Additionally, design will be initiated for an addition to the Ephrata FMS facility. Except for the JBLM parking expansion project, all projects are on installations previously surveyed for archaeological resources, with no cultural resources identified in the project areas. Consults for these projects will be initiated prior to implementation. An archaeological survey for the JBLM parking expansion will be conducted prior to project implementation.

Projects for the design and construction of Stryker Canopies at the Kent and Bremerton Readiness Centers, as well as the Montesano FMS Addition, were proposed in the 19-21 biennium but re-appropriated to the 21-23 biennium. The Montesano FMS Addition will involve ground disturbance to create additional space for the overhead requirement to service larger size vehicles. The Stryker canopies in Kent and Bremerton will include ground disturbance to install posts supporting a roof under which the Stryker vehicles will be housed. Bremerton and Montesano were surveyed in a 2019 archaeological study. No cultural resources were found at the Montesano site. While cultural resources were found at Bremerton, they are in the undeveloped portion of the property, well away from the proposed Stryker Canopy construction. An archaeological survey for the WMD's Kent installation is planned for 2021.

Projects on this list without ground disturbance or impacts to a building over 50 years old include the Camp Murray Building 20 Roof Top Unit (RTU), the Camp Murray Building 34 Tenant Improvements, the Moses Lake Readiness Center Tenant Improvements, and the Kent Readiness Center Tenant Improvements. Unless the scopes of these projects change, cultural resources consultation will not be initiated.

Please refer to the enclosed document, WMD's FY21-23 Biennium Capital Works Projects List, for a full list of proposed major works projects for the biennium 2021-2023

### **WMD's Minor Works List Projects**

Under the Minor Works List, there are two groups of projects:

- (1) Preservation – These projects maintain and preserve existing state facilities and assets and do not significantly change the program use of a facility.

- (2) Program – These projects achieve a program goal such as changing or improving an existing space to new program requirements, or creating a new facility or asset through construction, lease and/or purchase.

Proposed capital minor works program and preservation projects involving either work on historic structures or ground disturbance are listed below.

*Program projects involving NRHP-eligible structures:*

1. Camp Murray Beach - Dock and Boat Launch Ramp Replacement
2. Camp Murray Parade Field improvements
3. Camp Murray Building 23 Lighting Improvements
4. Anacortes RC Emergency Generator
5. Centralia Readiness Center Generator
6. Snohomish Readiness Center Lighting Replacement
7. Snohomish Readiness Center Energy Management Control System (EMCS) Upgrades

*Preservation projects involving NRHP-eligible structures:*

1. Design for Murray Creek/Building 1 flood prevention and building preservation
2. Snohomish RC Doors and Windows Replacement
3. Snohomish Recruiting Office Sustainment
4. Walla Walla Readiness Center HVAC System Replacement
5. Walla Walla Readiness Center Building Envelope Repair
6. Murray Creek Flood Prevention and Building Foundation Preservation predesign study

The Camp Murray Parade Field improvements was previously included in the WMD 2017-2019 biennium supplemental minor works letter dated April 3, 2018 and the WMD 2019-2021 biennium consult dated August 28<sup>th</sup>, 2018. These improvements include adding permanent bleachers for the events which take place on the field, and a lighted pathway.

In 2018, consultation was initiated for a Snohomish RC Exterior Insulation and Finishing System (EIFS) & Window Replacement project (2018-01-00030-MIL) from the FY19-21 consult list. This project is no longer planned for execution. The proposed Snohomish RC lighting, EMCS, and doors and window replacements are new projects for the NRHP-eligible building to increase energy efficiency and move the agency closer to meeting EO 12-06, 13693 (2.5% energy reduction) goals, as well as meet local ordinance and state energy reduction mandates.



The Walla Walla Readiness Center building envelope project will repair water damage from outside water infiltration near the front door area of the facility by replacing bricks and grouting/sealant. The Walla Walla RC HVAC project will replace all major components such as air handling units, dampers, valves, boilers, piping, expansion tanks, condensing units and all other air duct work for a complete and efficient system.

Demolitions at Centralia, Redmond, and Snohomish installations (Centralia Building 3, Redmond Building 53, Snohomish Buildings 3 and 4) are slated for buildings that are not NRHP-eligible. However, due to other historic resources on these installations, consultation with DAHP will occur in this context.

Please note that the Seattle Readiness Center, with projects on both the program and preservation minor works lists, is currently not an historic resource; however, it will turn 50 years old in 2023. An NRHP-eligible evaluation will be conducted in 2021/2022. If determined NRHP-eligible, consultation for both the program and preservation projects at the Seattle Readiness Center will be undertaken under these contexts.

*Program projects involving ground disturbance:*

1. Camp Murray Beach - Dock and Boat Launch Ramp Replacement
2. Bremerton WYA Outdoor Fitness Equipment
3. Camp Murray Boat Washing Station
4. Camp Murray Emergency Vehicle Storage Building (CST)
5. Longview Organizational (MOV) Unpaved Parking
6. Seattle/Pier 91 POV Parking Lot Paving and Main Gate Modernization
7. Seattle/Pier 91 Readiness Center Modernization
8. Moses Lake RC Emergency Generator
9. Anacortes RC Emergency Generator (Log # 2017-12-090045-MIL)
10. Camp Murray Overhead Electrical Lines Conversion (Phase I and II)
11. Camp Murray Building 32 Generator Replacement (Log # 2018-07-04909-MIL)
12. Spokane RC IT Upgrade
13. Camp Murray South Gate and Road Modification (Log # 2018-08-06104-MIL)
14. Camp Murray Parade Field improvements
15. Camp Murray PCRC Cannon Pad
16. Buckley RC Exterior Lighting Upgrade
17. YTC MATES & Bldg 870 Emergency Generators
18. Grandview RC Emergency Generator
19. Snohomish RC Lighting Replacement
20. Demolition of Centralia Building 3 (Log # 2020-02-01319)
21. Demolition of Redmond Building 53 (Log # 2020-02-01321)
22. Demolitions of Snohomish Buildings 3 and 4
23. Montesano FMS Gate Upgrade

- 24. Camp Murray Building 20 Foot Bridge Replacement
- 25. Seattle/Pier 91 RC Lighting Upgrade
- 26. Seattle/Pier 91 FMS Lighting Upgrade

*Preservation project involving ground disturbance:*

- 1. Camp Murray USFPO Asphalt Repair
- 2. JBLM 9608 "UTES" Parking Lot Resurfacing (Log# 2018-07-04909-MIL)
- 3. Seattle/Pier 91 FMS Parking Lot Re-graveling
- 4. Seattle/Pier 91 FMS Road Improvements

**Determinations**

Archaeological surveys conducted in 2005 and 2019 under Section 110 and for specific project evaluations cover roughly 50% of WMD installations. Additional surveys of the Buckley Readiness Center, Centralia Armory, Ephrata Armory, Kent Readiness Center, Longview Armory, Seattle Pier 91, Spokane Readiness Center, and Yakima Readiness Center are planned for 2021. In total these will cover all proposed 21-23 biennium projects.

Identification efforts for all ground disturbing properties will include contacting affected tribal governments, referencing existing studies, and performing additional project specific surveys or implementing monitoring protocols for areas at risk of inadvertent discovery. The only project on the 10-year Capital Plan and Minor works list that is known to be in an area at high risk for belowground cultural resources is the demolition of Centralia Building 3. Archaeological monitoring is planned throughout the ground disturbing portion of this project.

Our initial determination is that the 10-year Capital Plan includes two projects with potential adverse effects on NRHP-eligible buildings: the Snohomish Armory Tenant Improvements project and the Anacortes Addition/Alteration. The scope of both projects is to construct an ~6000 square foot addition on the existing armory. In doing so, the WMD recognizes that these projects may alter the historic look and feel of the buildings. Similarly, the replacement of the Snohomish Armory Doors and Windows project, on the Minor Works list, will potentially result in an adverse impact because of the removal of character-defining windows in order to align with force protection and energy efficiency requirements. The agency will work with DAHP during design and planning of these three projects to avoid, minimize, or mitigate any potential impacts these projects may have on the historic integrity of the Snohomish and Anacortes Armories.

Other projects on the Capital Plan and Minor Works list that affect NRHP-eligible structures are unlikely to have an adverse impact on historic properties. These include projects to

upgrade lighting, replace structures in kind, or alter the interior of historic buildings in line with the Secretary of the Interior's Standards for Rehabilitation.

We recognize that further review may be needed as project scopes are refined and updated. At that time, our Cultural Resources Program Manager, Elizabeth Murphy, will seek another determination of the adverse/no adverse effects for each project. When additional details about these projects with ground disturbance and/or affecting NRHP-eligible structures become available, the WMD will initiate consultation with the State Historic Preservation Officer and affected tribal governments to seek a determination of adverse/no adverse effects in accordance with our Integrated Cultural Resources Management Plan (ICRMP) prior to implementation of these projects. Projects on the attached biennium list not mentioned in this letter will not impact historic structures nor will they involve any ground disturbance.

We request your initial review of the WMD's Biennium Capital Works Projects for FY21-23 and welcome any recommendations or guidance that you may have to ensure compliance with GEO 05-05 and/or Section 106 requirements. *We would greatly appreciate receiving an official response from your agency within the next 30 days.* Should you have any questions or concerns, please do not hesitate to contact the undersigned at (253) 512-8466 or by e-mail at [susan.vezeau@mil.wa.gov](mailto:susan.vezeau@mil.wa.gov).

Sincerely,

*S Vezeau*

Susan Vezeau, Ph.D.  
Environmental Programs Branch Chief

Enclosures: WMD's FY21-23 Biennium Capital Plan and the Minor Works Projects Lists  
(Preservation and Program Plans)

# 245 - Military Department Capital Project Request

2021-23 Biennium

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Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/11/2021 12:34PM

Project Number: 40000263

Project Title: Thurston County Readiness Center

## Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 0

### Project Summary

This appropriation funds the acquisition of artwork through the Washington State Arts Commission for the Thurston County Readiness Center as required by RCW 43.17.200. Substantial completion of the project was achieved in September 2021, but the state funding appropriated in prior biennia that would have been used for artwork procurement has expired.

### Project Description

Construction for the Thurston County Readiness Center began in 2019. The project experienced multiple delays and cost increases during 2020 and 2021 due to COVID-19 to include full work stoppage, freeze on service contracts, and frequently changing work site requirements for worker safety. In addition, the project experienced weather delays from rain during concrete and paving installations. The project did not obtain substantial completion until September 2021. Through agreement with the Office of Financial Management and NGB, the agency completed the project utilizing operations federal spending authority after June 30, 2021 when the capital appropriation expired. However, this agreement does not cover the 100% state costs of the Washington State Arts Commission for artwork acquisition. The artwork acquisition was contracted in July 2019, but the artwork has not been completed nor installed as of September 2021 and there is \$65,000 remaining on the contract. It is unknown when the final installation will be completed.

Upon close of the 19-21 biennium, the department had \$242,412 of unexpended expenditure authority from the Military Department Capital Account appropriated for the Thurston County Readiness Center. The department requests an appropriation of \$65,000 from the Military Department Capital Account for the remaining 100% state costs for artwork acquisition.

If unfunded, the department would need to utilize 100% state operating funds upon final installation since a contract has been executed and the original appropriation has lapsed. The Military Department maintains a tight budget that struggles to meet the current needs of the agency. Most of the department's funding is program or project specific and/or requires a state match; therefore, funds available to cover this contract is further limited.

### Location

City: Olympia

County: Thurston

Legislative District: 022

### Project Type

New Facilities/Additions (Major Projects)

### Growth Management impacts

There are no impacts as this request supports the artwork in the facility.

New Facility: No

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
364-1	Military Dep Cap Act-State	65,000				65,000
	<b>Total</b>	<b>65,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65,000</b>



**245 - Military Department  
Capital Project Request**

2021-23 Biennium

\*

**Version:** C3 2022 Supplemental Capital Budget**Report Number:** CBS002**Date Run:** 9/11/2021 12:34PM**Project Number:** 40000263**Project Title:** Thurston County Readiness Center**Funding**

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
364-1	Military Dep Cap Act-State				
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts****No Operating Impact****Narrative**

No maintenance costs required for this request.

## Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	245	245
Version	C3-A	C3-A
Project Classification	*	All Project Classifications
Capital Project Number	40000263	40000263
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

## 245 - Military Department Capital Project Request

2021-23 Biennium

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Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/9/2021 8:20PM

Project Number: 30000930

Project Title: Snohomish Readiness Center

### Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 2

#### Project Summary

The Military Department received an appropriation in the 21-23 biennium to renovate the Snohomish Readiness Center. This request is for additional funding and federal spending authority. Reassessment of the project cost estimates based on preliminary fact-finding investigations and technical studies resulted in a projected funding shortfall. The 1955 facility is past its useful life in terms of configuration, technology, and finishes yet it is crucial to the mission of the Washington Army National Guard as a strategic regional presence during emergency response and mission activations.

#### Project Description

##### Background:

The existing Snohomish Readiness Center is a 14,008 square foot facility that is heavily used during state emergencies. Current units assigned to the facility include the 176th Engineering Company Vertical Construction with 10 fulltime employees and a drilling population of 106 (soldiers attending training one weekend per month), and a Recruiting and Retention Battalion of three fulltime employees. The current configuration of space within the readiness center requires equipment and supplies to be stored in multiple locations scattered throughout the facility, reducing the unit's readiness for emergency missions. The locker room is inadequate for the number of personnel assigned. The facility needs substantial upgrades to reduce the energy consumption as current overhead costs are substantially high. In order to bring the facility into compliance with current building codes and the Americans with Disabilities Act (ADA), renovation of many of the functional areas such as kitchen, restrooms, and showers is required as well as updates to interior finishes.

##### Project Overview:

This request will fund renovations of 9,351 square feet of the facility's kitchen, restrooms, showers, administration offices for fulltime personnel, platoon rooms for drilling population, storage areas to meet operational needs, and comply with ADA requirements. An addition of 6,136 square feet will expand the locker room accessibility and storage area capacity as required for regular operations. The facility renovations and addition will correct ADA deficiencies by creating an accessible approach and entrance, and address building code requirements by improving ventilation, adding exit lights, repairing uneven floors, and opening limited accessibility spaces. The renovation will also include replacement of outdated equipment, appliances, doors, and windows, which will make the facility more energy efficient.

This project will extend the useful life of the Readiness Center by 25 years, which will allow time for the planning required to eventually replace the facility. A modern, fully functional facility improves the efficiency and effectiveness of our response to emergencies. The modernized facility will support the mission of the unit and state and local emergency response. Through armory rental agreements the facility will also support local community groups.

Design and construction are both expected to be completed within the 2021-23 biennium.

##### Project Alternatives:

The renovation and addition requested for the Snohomish Readiness Center is the most economical and sustainable option, extending its useful life. An alternative to this project is to construct a new facility at another location, which would require millions of state and federal funds. This alternative would require state funding to purchase land elsewhere, as well as state and federal funding to design and construct a new readiness center with security fencing and lighting, a military vehicle parking lot, electronic gate access, storage facility and a parking lot for personally owned vehicles. The federal funds procurement for new facilities requires state and national level competition through the Army National Guard Military

**245 - Military Department  
Capital Project Request**

2021-23 Biennium

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Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/9/2021 8:20PM

Project Number: 30000930

Project Title: Snohomish Readiness Center

**Description**

Construction Infrastructure Requirements Plan for future years with a historical success rate of only one project funded every three to six years, which means construction could not occur for at least 15-20 years.

If the additional funding is not approved the project will be over budget before it gets started. The current scope of the project covers only the necessary renovations to bring the facility into ADA and building code compliance, allow full functionality of the kitchen, restrooms, locker room and showers, and eliminate safety hazards from uneven floors and lack of adequate lighting. Scaling the project down to fit within the current funding level risks the overall success of the project to provide a fully functional readiness center upon completion. Without full funding of the project the building is in danger of continued deterioration and may become unusable beyond repair thus unable to fulfill the mission of the department and the Washington National Guard. Furthermore, the overhead costs will continue to be substantially high.

**Project Impacts:**

The tenant improvements and alterations are crucial to meet current mission and training requirements. The Snohomish RC is 61 percent undersized and inadequate for the assigned unit in terms of space, quality, and function. While the addition will help to address the space deficiency, the alteration will help to modernize some areas of this outdated building. The Snohomish Readiness Center supports the 25-Year Facilities Master Plan as this facility serves as the organization's regional presence which is a strategic asset during emergency responses and mission activation in Snohomish County, a significant growing economic hub within the state of Washington. The improved facility will better support the community during local events, as one of the few large space availability facilities in the city.

**Project Funding:**

Our original funding request for this project was based on 2018 cost assessment models and preliminary information gathering sessions for the facility. Since submittal of our request, we have conducted additional analysis and have considered increased costs for construction materials and equipment over the last year. Our most recent projects over the last year have experienced increased costs for heating, ventilation, and air conditioning (HVAC) system components, insulation materials, lumber, and steel. Based on the most recent cost analysis conducted for our National Guard Bureau funding request, the total design and construction cost is \$5,913,498. Therefore, the department requests an additional \$378,000 of state funding and an additional \$787,000 of federal spending authority, bringing the rounded total project amount to \$5,915,000. The project is funded with the maximum amount of federal Sustainment, Restoration and Modernization (SRM) funds authorized per site/per year for the construction project.

The department received initial design authority from the National Guard Bureau on May 11, 2021, with construction funding approved by Congress for execution in the Federal Fiscal Year 2022 Military Construction Program. The department risks losing \$4,349,000 of federal funding for renovating the Snohomish Readiness Center.

**Location**

City: Snohomish

County: Snohomish

Legislative District: 044

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

None, the project will add to the existing facility useful life and community use.

New Facility: No

**Funding**



## 245 - Military Department Capital Project Request

2021-23 Biennium

\*

**Version:** C3 2022 Supplemental Capital Budget

**Report Number:** CBS002

**Date Run:** 9/9/2021 8:20PM

**Project Number:** 30000930

**Project Title:** Snohomish Readiness Center

### Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	787,000				787,000
057-1	State Bldg Constr-State	378,000				378,000
	<b>Total</b>	<b>1,165,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,165,000</b>
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

### Operating Impacts

**No Operating Impact**

#### Narrative

There are no significant impacts on the operating budget, because there are no changes to the number of State Maintenance FTEs working at this facility, and the building is being improved.

## Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	245	245
Version	C3-A	C3-A
Project Classification	*	All Project Classifications
Capital Project Number	30000930	30000930
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 2021*

Agency	Washington Military Department	
Project Name	Snohomish Readiness Center	
OFM Project Number	30000930	

**Contact Information**

Name	Thomas Blume	
Phone Number	253-344-0898	
Email	<a href="mailto:Thomas.Blume@mil.wa.gov">Thomas.Blume@mil.wa.gov</a>	

**Statistics**

Gross Square Feet	14,008	MACC per Square Foot	\$307
Usable Square Feet	12,607	Escalated MACC per Square Foot	\$326
Space Efficiency	90.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.85%
Remodel	Yes	Projected Life of Asset (Years)	

**Additional Project Details**

Alternative Public Works Project	No	Art Requirement Applies	No
Inflation Rate	3.28%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	9.20%	Location Used for Tax Rate	
Contingency Rate	10%		
Base Month	January-21	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start		Predesign End	
Design Start	September-21	Design End	April-22
Construction Start	May-22	Construction End	May-23
Construction Duration	12 Months		

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**Project Cost Estimate**

Total Project	<b>\$5,811,984</b>	Total Project Escalated	<b>\$6,153,948</b>
		Rounded Escalated Total	<b>\$6,154,000</b>

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2021*

Agency	Washington Military Department	
Project Name	Snohomish Readiness Center	
OFM Project Number	30000930	

**Cost Estimate Summary**

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$386,766		
Extra Services	\$0		
Other Services	\$173,765		
Design Services Contingency	\$56,053		
Consultant Services Subtotal	\$616,584	Consultant Services Subtotal Escalated	\$642,665

Construction			
Construction Contingencies	\$430,020	Construction Contingencies Escalated	\$456,166
Maximum Allowable Construction Cost (MACC)	\$4,300,200	Maximum Allowable Construction Cost (MACC) Escalated	\$4,561,653
Sales Tax	\$435,180	Sales Tax Escalated	\$461,640
Construction Subtotal	\$5,165,400	Construction Subtotal Escalated	\$5,479,459

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	\$30,000	Project Administration Subtotal Escalated	\$31,824

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	<b>\$5,811,984</b>	Total Project Escalated	<b>\$6,153,948</b>
		Rounded Escalated Total	<b>\$6,154,000</b>



## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0217</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$386,766			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$386,766</b>	<b>1.0313</b>	<b>\$398,873</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0313</b>	<b>\$0</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$173,765			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$173,765</b>	<b>1.0608</b>	<b>\$184,330</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$56,053			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$56,053</b>	<b>1.0608</b>	<b>\$59,462</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$616,584</b>		<b>\$642,665</b>	

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0438</b>	<b>\$0</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0438</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction	\$4,300,200			
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$4,300,200</b>	<b>1.0608</b>	<b>\$4,561,653</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$4,300,200</b>		<b>\$4,561,653</b>	

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**7) Construction Contingency**

Allowance for Change Orders	\$430,020		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$430,020</b>	<b>1.0608</b>	<b>\$456,166</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0608</b>	<b>\$0</b>

**Sales Tax**

<b>Sub TOTAL</b>	<b>\$435,180</b>		<b>\$461,640</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$5,165,400</b>		<b>\$5,479,459</b>

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<b>Cost Estimate Details</b>
------------------------------

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Agency PM	\$30,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$30,000		1.0608	\$31,824	

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## 245 - Military Department Capital Project Request

2021-23 Biennium

\*

Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/10/2021 11:05AM

Project Number: 40000192

Project Title: Camp Murray Bldg 34 Renovation

### Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 3

#### Project Summary

This request will support the renovation of Building 34, a Readiness Center on Camp Murray, to meet the increased mission requirements and operational needs of the Washington Army National Guard's Medical Readiness Detachment. The renovation will update the old interior and infrastructure systems (HVAC, electrical, telecommunications), optimize space usage and functionality, and bring the facility into compliance with privacy, medical and legal requirements of the unit's daily operations.

#### Project Description

##### Background:

Building 34 on Camp Murray is a brick and wood structure built in 1976. The facility has antiquated HVAC systems, frequent roof leaks, and has outdated electrical and telecommunication infrastructure. The facility is occupied by three units: the Washington Army National Guard (WAARNG) Medical Readiness Detachment (MEDDET), the 133rd Army Band, and the 81st Stryker Brigade's Detachment 1 Headquarters and Headquarters Company (Det 1 HHC).

The facility is overcrowded as it serves the more than 6,000 members of the WAARNG and their families for medical and dental support. It does not utilize the available space efficiently, nor has it ever been properly renovated for the mission needs of MEDDET due to funding shortfalls. The MEDDET has experienced unit changes, as well as changes in health law and testing requirements over the last few years, which has outstripped the building's ability to support unit missions. Building 34 is not currently conducive to medical operations due to the lack of storage areas for medical equipment and medications, as well as privacy issues for medical and psychological exams and consultations. It lacks the Health Insurance Portability and Accountability Act (HIPAA) required medical records storage area and capability. Dental work including X-rays are being done in an ad hoc manner using portable panels for shielding which is an ongoing safety issue. The only patient waiting area is the drill hall, which does not provide sufficient patient privacy. There is no proper area in the facility to conduct hearing/auditory testing. The future addition of 10 medical providers will significantly impact the current layout, functionality, and capability of Building 34 to support any MEDDET work.

##### Project Overview:

The department requests funding to renovate an estimated 22,000 square feet of the building's interior. The project would alter the current floor plan to improve functionality and optimize all available space. The renovation would include replacing old infrastructure systems with new medical-grade plumbing, medical-grade oxygen systems, medical-grade electrical service, medical-grade HVAC systems, as well as construction of a secure controlled storage area for medical records to meet HIPAA requirements, and a secure climate-controlled storage space and facility for Class VIII items (medical supplies and vaccines). Renovation of some existing office space into a laboratory for blood testing and other services will provide severely needed functionality. Modification and/or new construction will add proper sound proofed areas for auditory exams, X-ray shielded areas for dental exams and work, space for private medical consultations and routine patient exams, and a more private waiting room. These rooms need to be newly constructed, most likely within the current building confines of the drill floor area. The addition of showers and enlargement of the break area will also alleviate some of the crowding and meet sanitary requirements for the MEDDET. Renovations for the other two units, Army Band and Det 1 HHC, will be minor with goals of establishing a space for full and individual rehearsals and updating damaged ceilings, walls, and floors from prior roof leaks. This is the only viable alternative out of many explored.

##### Project Alternatives:

Status Quo (Current Operations) – Maintaining the current situation is not viable for any of the three units currently assigned to Building 34. MEDDET does not have the required space to operate, and the current setup perpetuates the problem. In addition to space availability shortfalls, the current building structure and design does not have the medical -grade electrical

**245 - Military Department  
Capital Project Request**

2021-23 Biennium

\*

**Version:** C3 2022 Supplemental Capital Budget**Report Number:** CBS002**Date Run:** 9/10/2021 11:05AM**Project Number:** 40000192**Project Title:** Camp Murray Bldg 34 Renovation**Description**

service, medical-grade HVAC systems, nor confidential patient exam areas or secure storage of medical records per HIPAA requirements. This alternative is nonviable.

Renovation – The building structure and design does not meet the medical or legal requirements for the MEDDET mission, nor is there space available due to overcrowding with multiple units occupying Building 34. This alternative is nonviable.

New Construction – New Construction would take at least 10 years due to National Guard Bureau (NGB) planning processes and priority of award. New construction would solve the space and facility requirements problem, but the required land and funding is currently out of reach. This alternative is nonviable.

Other alternatives such as leasing, utilizing other facilities (as-is, with renovation, or with renovation/new construction mix), and co-locating with other Department of Defense or federal agency facilities were explored with no viable opportunities. There are no other available facilities on Camp Murray or Joint Base Lewis -McChord to relocate any of the three units and current information from other federal agencies indicate they are also space limited and the addition of MEDDET or other units would over-tax an already taxed system with no foreseeable benefit.

**Project Impacts:**

The MEDDET plans, programs, provides, and sustains health force protection and medical/dental support to ensure medical readiness, operations, training, mobilization, and demobilization of the more than 6,000 Washington Army National Guard members. In accordance with HIPAA, the unit also maintains and manages healthcare records of soldiers and units, overseeing the transfer and transition of soldier healthcare information between units, civilian medical organizations, and federal agencies. MEDDET was placed in this building with the hope of modifying it to suit its needs, but lack of funding and MILCON approval has delayed those renovations. Additional changes to the unit, health law revisions and testing processes have completely surpassed the ability of the current building to support the mission requirements of the unit. This renovation will provide MEDDET with the appropriate facility functionality and infrastructure to accomplish its mission; without which it will continue to be degraded.

The project seeks to comply with state and federal laws and building codes regarding energy efficiency. This includes an investment to use photovoltaic (solar) and geothermal renewable energy sources whenever possible. Updated HVAC systems, improved electrical systems, and better waste management will be sought during this project. The facility will be planned for Leadership in Energy and Environmental Design (LEED) SILVER certification, saving operating and maintenance costs over the other existing facilities. An energy study will be documented during final design.

**Project Funding:**

The total project funding requirement is \$6,910,000 with a federal share of \$4,155,000 and a state match of \$2,755,000. This project utilizes a combination of 25 percent state/75 percent federal on modernization scope and 50/50 state match funding types on sustainment scope to maximize the federal funding available for the project. The project has been approved by NGB and is expected to receive federal funding in federal fiscal year 2023 (October 1, 2022 – September 30, 2023), if not sooner. This project is our top priority for NGB Sustainment, Restoration and Modernization federal funding for federal fiscal year 2022-23.

**Location****City:** Unincorporated**County:** Pierce**Legislative District:** 028**Project Type**

Remodel/Renovate/Modernize (Major Projects)

# 245 - Military Department Capital Project Request

2021-23 Biennium

\*

Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/10/2021 11:05AM

Project Number: 40000192

Project Title: Camp Murray Bldg 34 Renovation

## Description

### Growth Management impacts

There are no growth management impacts; the project is within the existing facility to support the same purpose.

New Facility: No

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
001-2	General Fund-Federal	4,155,000				4,155,000
057-1	State Bldg Constr-State	2,755,000				2,755,000
	<b>Total</b>	<b>6,910,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,910,000</b>
Future Fiscal Periods						
		<b>2023-25</b>	<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

### Narrative

There are no changes to the number of State Maintenance FTEs working at this facility.

# Capital Project Request

2021-23 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	245	245
Version	C3-A	C3-A
Project Classification	*	All Project Classifications
Capital Project Number	40000192	40000192
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 2021*

Agency	Military Department	
Project Name	Camp Murray Bldg 34 Readiness Center Major Renovation	
OFM Project Number	40000192	

**Contact Information**

Name	Anna (Andi) Bodnariuk	
Phone Number	253-5128463	
Email	<a href="mailto:andi.bodnariuk@mil.wa.gov">andi.bodnariuk@mil.wa.gov</a>	

**Statistics**

Gross Square Feet	48,800	MACC per Square Foot	\$100
Usable Square Feet	40,625	Escalated MACC per Square Foot	\$106
Space Efficiency	83.2%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.71%
Remodel	Yes	Projected Life of Asset (Years)	50

**Additional Project Details**

Alternative Public Works Project	No	Art Requirement Applies	No
Inflation Rate	3.28%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	9.40%	Location Used for Tax Rate	0
Contingency Rate	10%		
Base Month	April-21	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start		Predesign End	
Design Start	May-22	Design End	December-22
Construction Start	March-23	Construction End	February-23
Construction Duration			

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**Project Cost Estimate**

Total Project	<b>\$6,656,304</b>	Total Project Escalated	<b>\$7,064,241</b>
		Rounded Escalated Total	<b>\$7,064,000</b>

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2021*

Agency	Military Department	
Project Name	Camp Murray Bldg 34 Readiness Center Major Renovation	
OFM Project Number	40000192	

**Cost Estimate Summary**

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$436,521		
Extra Services	\$0		
Other Services	\$196,118		
Design Services Contingency	\$63,264		
Consultant Services Subtotal	\$695,904	Consultant Services Subtotal Escalated	\$731,909

Construction			
Construction Contingencies	\$534,960	Construction Contingencies Escalated	\$568,342
Maximum Allowable Construction Cost (MACC)	\$4,867,600	Maximum Allowable Construction Cost (MACC) Escalated	\$5,171,339
Sales Tax	\$507,841	Sales Tax Escalated	\$539,531
Construction Subtotal	\$5,910,401	Construction Subtotal Escalated	\$6,279,212

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	\$50,000	Project Administration Subtotal Escalated	\$53,120

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	<b>\$6,656,304</b>	Total Project Escalated	<b>\$7,064,241</b>
		Rounded Escalated Total	<b>\$7,064,000</b>

## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0355</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$436,521			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$436,521</b>	<b>1.0454</b>	<b>\$456,340</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0454</b>	<b>\$0</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$196,118			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$196,118</b>	<b>1.0624</b>	<b>\$208,357</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$63,264			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$63,264</b>	<b>1.0624</b>	<b>\$67,212</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$695,904</b>		<b>\$731,909</b>	

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0638</b>	<b>\$0</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0638</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction	\$4,867,600			
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$4,867,600</b>	<b>1.0624</b>	<b>\$5,171,339</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$4,867,600</b>		<b>\$5,171,339</b>	

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**7) Construction Contingency**

Allowance for Change Orders	\$486,760		
Other	\$48,200		
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$534,960</b>	<b>1.0624</b>	<b>\$568,342</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0624</b>	<b>\$0</b>

**Sales Tax**

<b>Sub TOTAL</b>	<b>\$507,841</b>		<b>\$539,531</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$5,910,401</b>		<b>\$6,279,212</b>

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## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Agency PM	\$50,000				
PROJECT MANAGEMENT TOTAL	\$50,000		1.0624	\$53,120	

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## 245 - Military Department Capital Project Request

2021-23 Biennium

\*

Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/10/2021 11:01AM

Project Number: 40000194

Project Title: Moses Lake Readiness Center Renovation

### Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 4

#### Project Summary

This request is will support the renovation of the Moses Lake Readiness Center. The 27-year-old, 30,395 square foot building has noticeable deterioration, multiple health and safety risks, and lacks several force -protection measures to meet National Guard Bureau (NGB) standards. This project will complete renovations during a scheduled vacancy period to avoid unit disruptions and increased operating costs.

#### Project Description

##### Project Overview:

The Moses Lake Readiness Center has Marginal and Moderate Risk classifications in the Army Focus Risk Model. Although it is in the middle of its lifecycle, there are several preservation and upgrade items that need to be completed at the facility to ensure it supports the operational needs of the units and the full -time personnel. Specific areas of concern included in the scope are:

- Metal roof recoating and reinforcement.
- Repair or replacement of the ceiling, floors and walls that are water damaged from prior roof leaks.
- Replacement of failing water booster pump which is a main component of the plumbing and water supply system.
- Installation of cypher locks and bollards required to meet force protection requirements of the front entry and access bays.

The current configuration lacks required standoff from the parking area and driveway.

- Replacement and expansion of the fire suppression system. The current system is inadequate and only installed within the kitchen area.
- Replacement of inoperable kitchen equipment.
- Creation of private showers in the locker room/restroom area.
- Installation of touchless fixtures in the restrooms and water station in the assembly hall.
- Installation of secure caging and segregation in the equipment storage area for unit equipment and weapons.
- Installation of a safe and sanitary lactation room. Soldiers currently utilize a section of the latrine where cleaning equipment is stored.
- Installation of updated LED fixtures to increase drill hall illumination to sufficient levels and improve energy efficiency.
- Installation of exterior and perimeter lighting for security and night operations.
- Installation of security fencing around the military -owned vehicle parking lots for security.
- Replacement of obsolete information technology (IT) infrastructure to include communication lines and connection boxes.
- Installation of ventilation in the IT equipment room to prevent overheating to address health and safety risks.
- Installation of maintenance fall protection throughout the building such as railing on parapet walls and harness for ceiling access.

##### Project Timeline:

This request anticipates design for state fiscal year (SFY) 2022 and construction in SFY 2023. The project will provide the necessary preservation work and upgrades to the facility to support the operations of the Army National Guard and any tenants that have rental agreements at the facility.

The timing of several projects and stationing of multiple units creates a unique one -time opportunity to complete the necessary preservation updates at the Moses Lake Readiness Center. The Richland Readiness Center is currently under construction with an anticipated completion date of February 2022. The units from Moses Lake are planned to be restationed at the Richland facility while the Moses Lake facility is being renovated. Once the work is completed, the units will be

## 245 - Military Department Capital Project Request

2021-23 Biennium

\*

Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/10/2021 11:01AM

Project Number: 40000194

Project Title: Moses Lake Readiness Center Renovation

### Description

re-stationed to Moses Lake, and the units from the Pasco Readiness Center will be stationed at Richland as permanent facility users.

Based on experience, construction work on a vacant facility will reduce the overall construction schedule as monthly drill dates and other events will not need to be incorporated into the overall schedule. Completing the project while the facility is vacant also eliminates the safety risk to personnel who would otherwise be working in an active construction site.

There is a timely window of opportunity to complete this renovation while the units regularly stationed there can be temporarily reassigned to the Richland Readiness Center. If the project is not completed during this vacancy opportunity and the renovation is delayed due to lack of funding, the future project timeline will be increased to accommodate the monthly drill schedule and daily operations of the units. By failing to act now, this window of opportunity will close and the facility will continue to gradually deteriorate, which will result in a higher operating cost and eventual more extensive repairs to bring the facility into a mission ready standard.

#### Project Alternatives:

Delay of this project will result in only regular maintenance and preservation through the capital minor works process. At this time, only two projects are approved and funded on the minor works list: An emergency generator installation and an HVAC system replacement; the latter of which is not approved for NGB funding as of September 2021.

Renovation of this facility is the most cost effective and sustainable option, extending its useful life. This renovation is much more economical than designing and constructing a new building of this size, which would require millions of state and federal funds. This alternative would require state funding to purchase land elsewhere, as well as state and federal funding to design and construct a new readiness center with security fencing and lighting, a military vehicle parking lot, electronic gate access, storage facility and a parking lot for personally owned vehicles. The federal funds procurement for new facilities requires national level competition through the Army National Guard Military Construction Infrastructure Requirements Plan for future years with an historic success rate of only one project funded every three to six years.

#### Project Impacts:

The primary beneficiary of the project will be the WAARNG 81st Stryker Brigade Combat Team B Company, 1-161st Infantry Battalion stationed at this location with a drilling population of 109, its 16 full-time personnel, and the Multi Agency Communications Center (MACC 911) serving Grant County or any other entities that rent space at the location.

The renovation project for the Moses Lake Readiness Center is part of the department's 25-Year Statewide Facilities Master Plan as this is one of the WAARNG sites that will not be divested in the future. This project will ensure long term support to the training and operational needs of the WAARNG, continue serving the community as a regional anchor for recruiting efforts, and serve as a multi-agency emergency operations center during disasters or other activations.

#### Project Funding:

This project will leverage multiple funding sources from NGB with a mixture of 75 percent federal funding with a 25 percent state match, 50/50 cost share funds, and 100 percent federally reimbursed funds. The total cost for the project is \$3,502,000 with a state share of \$1,422,000. This project has been approved by NGB and is expected to receive federal funding in federal fiscal year 2023 (October 1, 2022-September 30, 2023), if not sooner. This project is our #2 priority for NGB Sustainment, Restoration and Modernization type funding.

#### Location

City: Moses Lake

County: Grant

Legislative District: 013

#### Project Type

Remodel/Renovate/Modernize (Major Projects)



# 245 - Military Department Capital Project Request

2021-23 Biennium

\*

Version: C3 2022 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/10/2021 11:01AM

Project Number: 40000194

Project Title: Moses Lake Readiness Center Renovation

## Description

### Growth Management impacts

There are no growth management impacts; the project is within the existing facility to support the same purpose.

New Facility: No

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
001-2	General Fund-Federal	2,080,000				2,080,000
057-1	State Bldg Constr-State	1,422,000				1,422,000
	<b>Total</b>	<b>3,502,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,502,000</b>
Future Fiscal Periods						
		<b>2023-25</b>	<b>2025-27</b>	<b>2027-29</b>	<b>2029-31</b>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

### Narrative

There are no changes to the number of State Maintenance FTEs working at this facility.

## Capital Project Request

2021-23 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	245	245
Version	C3-A	C3-A
Project Classification	*	All Project Classifications
Capital Project Number	40000194	40000194
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 2021*

Agency	Military Department	
Project Name	Moses Lake Readiness Center Renovation	
OFM Project Number	40000194	

**Contact Information**

Name	Anna (Andi) Bodnariuk	
Phone Number	253-5128463	
Email	<a href="mailto:andi.bodnariuk@mil.wa.gov">andi.bodnariuk@mil.wa.gov</a>	

**Statistics**

Gross Square Feet	30,395	MACC per Square Foot	\$81
Usable Square Feet	26,400	Escalated MACC per Square Foot	\$86
Space Efficiency	86.9%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.38%
Remodel	Yes	Projected Life of Asset (Years)	50

**Additional Project Details**

Alternative Public Works Project	No	Art Requirement Applies	No
Inflation Rate	3.28%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	8.20%	Location Used for Tax Rate	0
Contingency Rate	10%		
Base Month	April-21	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start		Predesign End	
Design Start	May-22	Design End	December-22
Construction Start	March-23	Construction End	February-23
Construction Duration			

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**Project Cost Estimate**

Total Project	<b>\$3,416,099</b>	Total Project Escalated	<b>\$3,625,254</b>
		Rounded Escalated Total	<b>\$3,625,000</b>

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2021*

Agency	Military Department	
Project Name	Moses Lake Readiness Center Renovation	
OFM Project Number	40000194	

### Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$236,040		
Extra Services	\$0		
Other Services	\$106,047		
Design Services Contingency	\$34,209		
Consultant Services Subtotal	\$376,295	Consultant Services Subtotal Escalated	\$395,765

Construction			
Construction Contingencies	\$295,020	Construction Contingencies Escalated	\$313,430
Maximum Allowable Construction Cost (MACC)	\$2,468,200	Maximum Allowable Construction Cost (MACC) Escalated	\$2,622,216
Sales Tax	\$226,584	Sales Tax Escalated	\$240,723
Construction Subtotal	\$2,989,804	Construction Subtotal Escalated	\$3,176,369

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	\$50,000	Project Administration Subtotal Escalated	\$53,120

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	<b>\$3,416,099</b>	Total Project Escalated	<b>\$3,625,254</b>
		Rounded Escalated Total	<b>\$3,625,000</b>

## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0355</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$236,040			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$236,040</b>	<b>1.0454</b>	<b>\$246,756</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0454</b>	<b>\$0</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$106,047			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$106,047</b>	<b>1.0624</b>	<b>\$112,665</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$34,209			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$34,209</b>	<b>1.0624</b>	<b>\$36,344</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$376,295</b>		<b>\$395,765</b>	

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0638</b>	<b>\$0</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0638</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction	\$2,468,200			
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$2,468,200</b>	<b>1.0624</b>	<b>\$2,622,216</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$2,468,200</b>		<b>\$2,622,216</b>	

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**7) Construction Contingency**

Allowance for Change Orders	\$246,820		
Other	\$48,200		
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$295,020</b>	<b>1.0624</b>	<b>\$313,430</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0624</b>	<b>\$0</b>

**Sales Tax**

<b>Sub TOTAL</b>	<b>\$226,584</b>		<b>\$240,723</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$2,989,804</b>		<b>\$3,176,369</b>

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<b>Cost Estimate Details</b>
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Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Agency PM	\$50,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$50,000		1.0624	\$53,120	

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