

# 395 - Eastern Washington State Historical Society Ten Year Capital Plan by Project Class

2021-23 Biennium \*

Version: 22 2022 Supplemental Capital Request

Report Number: CBS001

Date Run: 9/13/2021 10:38AM

**Project Class: Preservation**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
1	40000053 Garage & Emergency Exit Spalling Concrete Remediation 057-1 State Bldg Constr-State	901,000				901,000				
2	40000052 Complete HVAC Controls Replacement 057-1 State Bldg Constr-State	353,000				353,000				
<b>Total: Preservation</b>		<b>1,254,000</b>				<b>1,254,000</b>				

**Total Account Summary**

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
057-1 State Bldg Constr-State	1,254,000				1,254,000				

# 395 - Eastern Washington State Historical Society Capital Project Request

2021-23 Biennium

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Version: 22 2022 Supplemental Capital Request

Report Number: CBS002

Date Run: 9/13/2021 10:35AM

Project Number: 40000053

Project Title: Garage &amp; Emergency Exit Spalling Concrete Remediation

Project Class: Preservation

## Description

Starting Fiscal Year: 2022

Agency Priority: 1

### Project Summary

Eastern Washington State Historical Society (EWSHS) requests capital funding to remediate a serious spalling concrete problem in the parking garage and adjoining fire exit (spalling is chunks of concrete falling from the walls or ceiling). After being cited by the fire marshal for concrete fallen from the walls of the fire escape hallway that were blocking the fire exit door, the agency received emergency funding in FY21 to study this problem, and now request funding to implement the consultant's recommendations. On-going deterioration caused by continuing water penetration suggests this request cannot await a new biennium. This is not only a preservation issue, but a safety issue as well.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

The problem being addressed is both a preservation and a safety issue. Water is penetrating thru concrete into the 2nd level of our parking garage and the adjoining fire exit that egresses into that level of the garage from our underground museum galleries. The moisture is rusting the rebar encased within the concrete, causing an expansion of the rebar, which in turn cracks the concrete and results in chunks of concrete falling from the walls or ceiling. (Please see the attached photos). As mentioned in the summary, we were cited by the local fire marshal because of the safety issue posed by concrete chunks littering the fire escape hallway and blocking the easy opening of the fire exit door. Water is penetrating year -around, and the damage is progressive, suggesting that this request for funding not be delayed. Delay could result in injury to an employee or guest of the museum.

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

This project will remove the topping slab of the upper level of the parking garage, apply a waterproofing layer, then replace the topping slab. The topping slab will then have a new traffic deck coating applied. Drains will be installed to prevent water from pooling on the upper deck. Planters will be removed. Joint sealants will be applied to the perimeter and the stairways in and adjacent to the parking garage. The fire escape hallway will be sealed and repaired. This project will also include the needed structural evaluation and testing, design services, re-sloping of the parking deck, exterior electrical conduits to replace corroded interior conduits and electrical wiring, and quality review for this work. No phasing is anticipated in this project.

**How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action?**

This project will repair the existing damage to the parking garage and adjoining fire exit and stop further water penetration to prevent continuing and progressive damage.

If the project is not funded and allowed to proceed, further damage will continue unabated, and we run the risk of injury to anyone who may be struck by falling concrete.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

The proposed project will help ensure the safety of all employees and visitors. It will also preserve these state facilities for the continued use of the public.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)** No

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Date Run: 9/13/2021 10:35AM

Project Number: 40000053

Project Title: Garage &amp; Emergency Exit Spalling Concrete Remediation

Project Class: Preservation

## Description

**Will non-state funds 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

**Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

In late 2017, the EWSHS Board of Trustees commissioned the development of a strategic plan. A consultant specializing in strategic plan development was hired. Over 1,100 stakeholders were engaged through surveys and focus groups to help EWSHS develop a new strategic plan. On April 4, 2018, the Board of Trustees approved the strategic plan.

The Strategic Plan Strategic Priority #4, "Performance Optimization Throughout the Institution" states that the "end goal of this strategy is to assure that talent, protocols and systems are in place for [EWSHS] to achieve optimal results and operational continuity over time." Since our mission is to serve the public in an educational mission, we need a place for visitors to park as they come to enjoy our exhibitions, educational programs, and research in our historical archives.

**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 14.4 (Puget Sound Recovery) in the 21-23 budget instructions**

N/A

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

**Grants:** Water infiltration happens during all seasons of the year—during spring, summer, and fall as a result of rainfall and irrigation, and during winter accompanied by ice-melt chemicals during its numerous freeze/thaw cycles. If the infiltration is not halted, damage is continual and progressively worse. The current damage to the parking garage and adjacent fire -exit hallway is serious but has been caught early enough that remediation is not only possible, but also far less expensive than replacement would be. If promptly and properly remediated, this structure will continue to be serviceable for many years to come.

**Preservation:** N/A**Programmatic:** N/A

## Location

City: Spokane

County: Spokane

Legislative District: 003

## Project Type

Facility Preservation (Minor Works)

## Growth Management impacts

N/A

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	901,000				901,000
	<b>Total</b>	<b>901,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>901,000</b>

## Capital Project Request

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Project Number: 40000053

Project Title: Garage &amp; Emergency Exit Spalling Concrete Remediation

Project Class: Preservation

**Funding**

		Future Fiscal Periods			
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

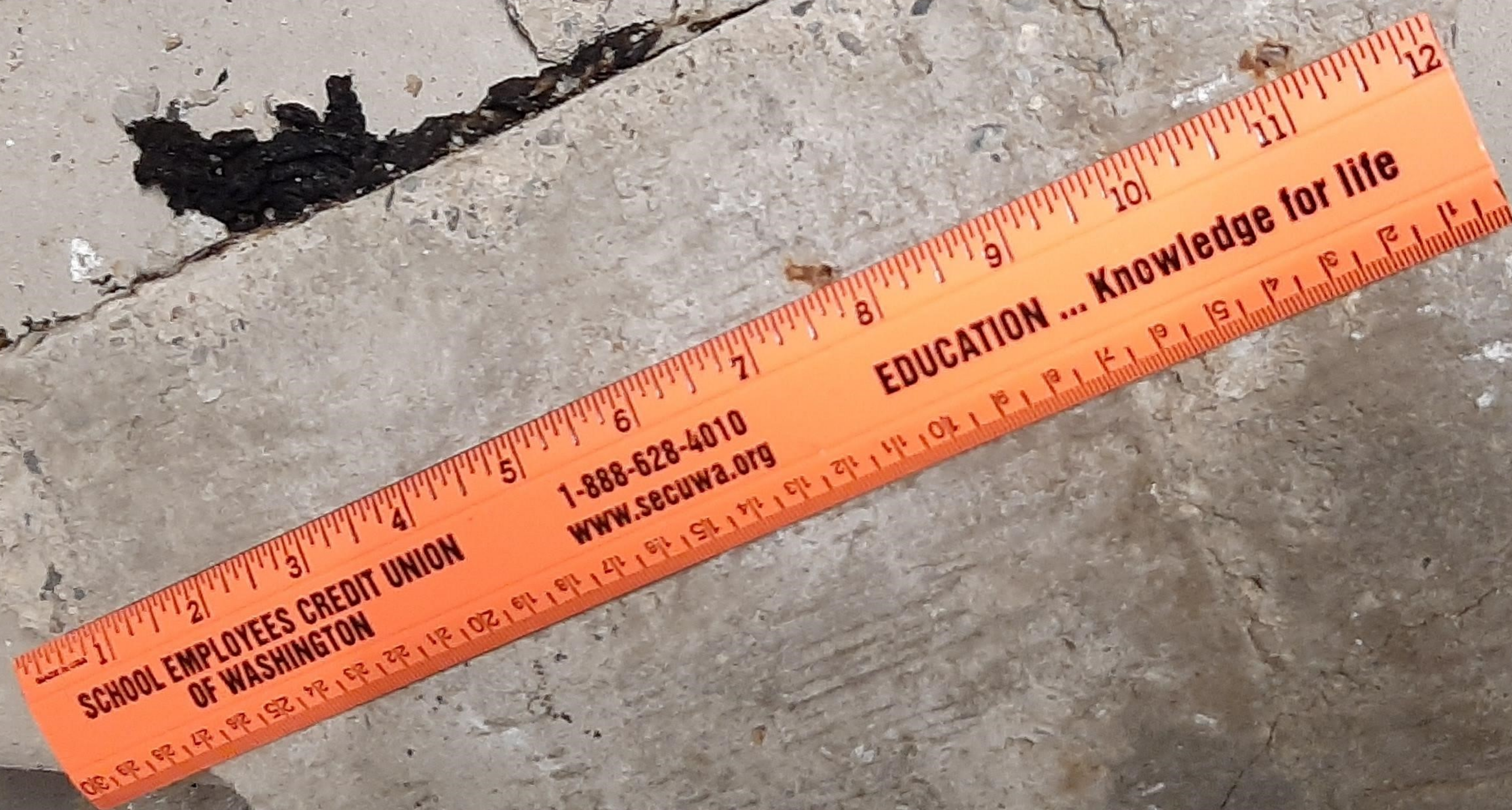






























**395 - Eastern Washington State Historical Society  
Capital Project Request**

**2021-23 Biennium**

**Version:** 22 2022 Supplemental Capital Request

**Report Number:** CBS002

**Date Run:** 9/13/2021 10:35AM

**Project Number:** 40000052

**Project Title:** Complete HVAC Controls Replacement

**Project Class:** Preservation

Description
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## Capital Project Request

2021-23 Biennium

Version: 22 2022 Supplemental Capital Request

Report Number: CBS002

Date Run: 9/13/2021 10:35AM

Project Number: 40000052

Project Title: Complete HVAC Controls Replacement

Project Class: Preservation

**Description**

Starting Fiscal Year: 2022

Agency Priority: 2

**Project Summary**

Eastern Washington State Historical Society (EWSHS) requests capital funding to finish a campus-wide HVAC Controls Replacement started in 2020 with a Commerce SPI Grant. Controls were replaced in the Museum Building, and a new campus HVAC Controller was installed. The old controls in the Cheney Cowles Building were interfaced with the new Controller, but because of the difference in technology, they stopped communicating with each other. It is a daily struggle to maintain the constant temperature and humidity levels important to preserve our museum collections (as mandated by RCW 27.34.070) and maintain museum accreditation. This project cannot wait until next biennium's capital budget.

**Project Description**

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

Current HVAC controls at EWSHS are outdated and inefficient. Because of the recent chiller replacement in the museum building, we had the opportunity to correct this controls situation in the museum building thru a Commerce Department SPI Grant, which is essentially an extension of the museum chiller project to increase energy efficiency related to the new chiller. Because the new chiller does not serve the other buildings on campus, that SPI Grant project could not be extended to the other buildings on campus.

The problem we are having now that makes this project a priority is that the technology of the old controls is incompatible with the technology of the new HVAC Controller. The contractor tried to integrate the old controls with the new Controller, and they communicated for a time and then stopped communicating. All efforts to correct that lack of communications have failed. It is therefore not possible to control the system automatically from a central point. We are now required to make manual adjustments throughout the day in multiple areas of the affected Cheney Cowles Building, Campbell House and Carriage House. The museum collections storage rooms, which require maintenance in a strict humidity and temperature range, are affected negatively by this fluctuation of temperature.

Since proper conditions for artifact storage are so important, our museum accreditation standards require that we maintain our temperature and humidity levels within a tight acceptable band. Museum industry standards are a temperature of 68 degrees

plus, or minus 2 degrees, and humidity of 40-50% with less than a 5% change within a 24-hour period. Because of the present HVAC controls situation, we continually struggle to maintain this narrow acceptable band of temperature and humidity.

Modern digital controls will result in greater ability to maintain the ideal storage conditions in the artifact storage areas, and to maintain comfortable conditions for employees and visitors in galleries and administrative work areas, all while being much more energy efficient and thus saving on utility bills and reducing our carbon footprint.

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

This project will replace dated and inefficient HVAC controls with modern digital controls capable of being integrated with the new central HVAC Controller. We propose to start this project as soon as the funds are available. There is no need to phase this project—it should be completed within three months of commencement.

**How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action?**

Replacing HVAC controls will result in better controlled temperature and humidity in the museum which will better preserve



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our artifacts and historical documents and photographs, increase the comfort of our museum visitors and employees, and will significantly reduce our utility bills. It will also solve the current problem of manual intervention since new controls will be interfaced with the new HVAC controller to control temperature and humidity in these areas automatically.

If the project is not funded and allowed to proceed, the museum's accreditation with the American Alliance of Museums is at risk because of inadequate temperature and humidity controls within artifact storage areas.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

While visitors and employees will be positively impacted by more stable and comfortable temperatures, the most important aspect of this project is that our artifact storage spaces must comply with American Alliance of Museum standards so that the collection objects and archival documents are preserved properly per the preservation mandate of the Revised Code of Washington, RCW 27.34.070, and so the agency does not risk losing museum accreditation.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)**

No

**Will non-state funds 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

**Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

In late 2017, the EWSHS Board of Trustees commissioned the development of a new strategic plan. A consultant specializing in strategic plan development was hired. Over 1,100 stakeholders were engaged through surveys and focus groups to help EWSHS develop a new strategic plan. On April 4, 2018, the Board of Trustees approved the strategic plan.

The Strategic Plan Strategic Priority #4, "Performance Optimization Throughout the Institution", lists several Action Initiatives. Under "Support Systems", the strategic plan says, "Up to date technology is not a luxury, but a necessity. "

This project, which saves energy and reduces our carbon footprint, is very much in line with EWSHS' Strategic Plan and also with Governor Inslee's vision for Washington as reflected in his Results Washington goals.

**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 14.4 (Puget Sound Recovery) in the 21-23 budget instructions**

N/A

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

**Grants:** N/A**Preservation:** N/A**Programmatic:** N/A**Location****City:** Spokane**County:** Spokane**Legislative District:** 003**Project Type**

Facility Preservation (Minor Works)



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2021-23 Biennium

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Report Number: CBS002

Date Run: 9/13/2021 10:35AM

Project Number: 40000052

Project Title: Complete HVAC Controls Replacement

Project Class: Preservation

## Description

Growth Management impacts

N/A

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	353,000				353,000
	<b>Total</b>	<b>353,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>353,000</b>
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact