

2025 - 2035 Ten Year Plan & Capital Budget Request

DES

Washington State
DEPARTMENT OF
ENTERPRISE SERVICES





2025-35 CAPITAL REQUESTS

Priority	Project	25-27 Request	25-35 Cumulative Total
1	Facility Professional Services Staffing	\$ 30,873,000	TBD
2	Minor Works - Fire and Life Safety Systems	\$ 2,577,000	\$ 9,929,000
3	Minor Works - Elevator Modernization	\$ 4,114,000	\$ 34,091,000
4	Minor Works - Clean Buildings	\$ 7,617,000	\$ 19,134,000
5	Minor Works - Divest & Redevelopment	\$ 2,885,000	\$ 4,924,000
6	Minor Works - Infrastructure	\$ 2,596,000	\$ 8,339,000
7	Minor Works - Historic & Cultural Asset Preservation	\$ 1,300,000	\$ 2,975,000
8	Minor Works - Preservation	\$ 1,646,000	\$ 4,431,000
9	Deschutes Estuary Restoration	\$ 25,523,000	\$ 478,490,000
10	Legislative Campus Modernization	\$ 49,501,000	\$ 49,501,000
11	Capitol Campus Security	\$ 14,455,000	\$ 95,195,000
12	Legislative Building Systems Rehabilitation	\$ 17,125,000	\$ 17,125,000
13	NRB - Replace Piping for Wet Fire Suppression	\$ 9,493,000	\$ 9,493,000
14	Modular Building - Critical Repairs & Upgrades	\$ 49,037,000	\$ 49,037,000
15	District Energy Systems	\$ 9,237,000	\$ 176,425,000
16	GA - Building Demolition	\$ 16,424,000	\$ 16,424,000
17	Transportation - Preservation	\$ 16,914,000	\$ 258,225,000
18	West Campus - Hillside Stabilization	\$ 847,000	\$ 13,869,000
19	Legislative Building Cleaning	\$ 3,940,000	\$ 7,983,000
20	Legislative Building Centennial Skylights	\$ 7,740,000	\$ 7,740,000
21	Leg - Chamber Restoration	\$ 3,328,000	\$ 3,328,000
22	Capitol Campus Underground Utility Repairs	\$ 8,881,000	\$ 30,729,000
23	O'Brien - Repair HVAC System	\$ 2,543,000	\$ 2,543,000
24	East Plaza - Water Infiltration & Elevator Repairs	\$ 633,000	\$ 27,117,000
25	Cherberg-O'Brien - Repair Tunnel	\$ 4,007,000	\$ 4,007,000
26	Campus - Arc Flash Study	\$ 1,354,000	\$ 1,354,000
27	Campus - Critical Infrastructure Assessment	\$ 1,032,000	\$ 1,032,000
28	North Gateway - Comprehensive Plan	\$ 568,000	\$ 568,000
29	Campus - EV Study	\$ 575,000	\$ 575,000
30	NRB - Emergency Generator Replacement	\$ 1,211,000	\$ 1,211,000
31	Insurance - Foundation and Roof Drain Replacement	\$ 1,808,000	\$ 1,808,000
32	Marathon Park - Pedestrian Bridge Repairs	\$ 1,970,000	\$ 1,970,000
33	HLB - Elevator No. 4	\$ 2,629,000	\$ 2,629,000
34	OB2 - Modernization	-	\$ 33,761,000
35	Major Projects - Carpet and Blinds Replacement	-	\$ 7,061,000
36	Campus - HVAC Control Device Renewal	-	\$ 5,000,000
37	Kelso - South Building Roof Replacement	-	\$ 1,620,000
38	Cap Court - Modernization	-	\$ 19,908,000
39	Heritage Park - Preservation & Improvements	-	\$ 11,642,000
40	Campus - Extend Reclaimed Water	-	\$ 6,969,000
41	Cherberg - Exit Lights	-	\$ 1,850,000
42	Old Cap - Restroom Upgrade	-	\$ 1,100,000
43	Dolliver - Modernization	-	\$ 110,253,000
44	NRB - Modernization	-	\$ 9,596,000



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41480, Olympia, WA 98504-1480

September 10, 2024

Pat Sullivan, Director
Office of Financial Management
302 Sid Snyder Ave SW STE 300
Olympia, WA 98504

Dear Director Sullivan:

I am pleased to submit the Department of Enterprise Services (DES) 2025-2035 Ten-Year Capital Plan and Capital Budget Request. This request reflects our agency's priorities and addresses critical needs that support the DES mission to enhance government operations.

This decade marks the 100th anniversary of the historic West Capitol Campus, while many administrative buildings on the East Campus are approaching or exceeding 50 years of age. These milestones highlight the challenges facing our facilities. Aging building systems across the Capitol Campus are not up to code, energy inefficient, and at high risk of failure.

Our capital request is based on responsible long-term facility management, aligns with the goals set by Results Washington, and supports our agency's strategic plan. We look forward to collaborating with your team to refine this proposal and contribute to the state's comprehensive plan for 2025-27.

Sincerely,

Tara C. Smith
Director



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41480, Olympia, WA 98504-1480

Agency Introduction

The Department of Enterprise Services (DES) strengthens government operations by providing quality services and stewardship of state-owned facilities. Our portfolio encompasses 5.5 million square feet of space in 35 facilities across five counties, serving 40 state agencies. As a central service agency for Washington state, we manage various business lines and operational services crucial for state agencies and municipal governments to deliver public services.

Preserving physical assets is vital for the continued operation of government. DES-managed facilities span from century-old structures to newly constructed buildings. Older structures often operate systems well beyond their useful life, posing high risks for failure, consuming disproportionate amounts of energy, and incurring costly maintenance.

As the steward of the Capitol Campus (RCW 43.19.125), our agency has a statutory responsibility for the continuity of government operations. This ten-year plan requests funding for projects to meet this responsibility.

Principles Guiding the Ten-Year Plan

Our ten-year plan is organized around three key principles:

1. Finish What We Start

It is important to follow through on projects to avoid incomplete outcomes due to budget constraints or shifting priorities. Our request includes ten projects with a total capital cost exceeding \$200 million, representing significant prior investments by the state. These projects include:

- Deschutes Estuary Restoration
- Legislative Campus Modernization
- Capitol Campus Security
- Legislative Building Systems Rehabilitation
- NRB - Replace Piping for Wet Fire Suppression
- Modular Building - Critical Repairs & Upgrades
- GA - Building Demolition
- Critical Campus Heat System Replacement

- Transportation - Preservation
- Legislative Building - Restore Chamber Skylights

2. Worst First

We prioritize investments by evaluating building performance based on key metrics such as condition assessments, energy performance, seismic risk, and regulatory requirements. Our expanded minor works request reflects these priorities, informed by our facility condition assessments and energy data. Our minor works programs addresses various aspects of the built environment, including:

- Fire and Life Safety Systems
- Elevator Modernization
- Clean Buildings
- Divestment & Redevelopment
- Infrastructure
- Historic & Cultural Asset Preservation
- Asset Preservation

3. Minimize Changes to the Existing Plan

We propose modifications to the existing capital plan only when supported by data. Our funding recommendations are based on the best construction economics and building science.

Strategic Planning Initiatives

In addition to the projects outlined above, our request includes three significant projects aimed at supporting long-range facility management:

1. Critical Infrastructure Assessment

- The Capitol Campus has incomplete and inaccurate records of its underground utilities and roof structures, leading to safety risks and costly project delays. This project will thoroughly assess and document these critical infrastructures, integrating the data into our GIS database. This will create a comprehensive and authoritative campus record, reducing risks and project costs associated with unknown infrastructural elements.

2. Electric Vehicle (EV) Study

- With the increasing adoption of electric vehicles, there is a need to assess the capacity of the Capitol Campus to support EV infrastructure. This study will evaluate the current infrastructure and propose necessary upgrades to meet future demands. The project includes planning for installing charging stations and ensuring the campus is equipped to support a growing number of electric vehicles.

3. North Gateway Comprehensive Plan

- The North Gateway area of the Capitol Campus requires a comprehensive plan to address ongoing operations, maintenance, preservation, divestment, redevelopment, and future development. This plan will align with state growth projections and incorporate the needs of various stakeholders, including federal, tribal, state, and local entities. It is a critical component of long-term strategic planning for the campus.

As the Capitol Campus nears its centennial anniversary, it faces significant facility and infrastructure renewal needs. The projects outlined in our 2025-35 Ten-Year Plan are essential to supporting state government operations, meeting the objectives set forth by Results Washington, and achieving our agency's goals. These initiatives will help modernize and maintain the safety of existing facilities, support a modern, post-pandemic workforce, and ensure the continued operation of state government.

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Agency Introduction

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Ten Year Capital Program Summary (CBS 001)
DAHPP Review Letter and Exempt Project List
FTE Summary – Job Description and FTE Details (CBS 004)
Maintenance Backlog Reduction Plan

Tab B – Preservation Projects – In Agency Priority Order

2 - Minor Works - Fire and Life Safety

- Program Array - Fire and Life Safety
- 2025 – 2027 Campus - Critical Fire System Upgrades
- 2027 – 2029 Campus - Critical Fire System Upgrades
- OB2 – Fall Protection Upgrades

3 – Minor Works - Elevator Modernization

- Program Array - Elevator Modernization
- Old Cap - Elevator No. 1
- Old Cap - Elevator No. 2
- NRB - Elevators No. 6
- NRB - Elevators No. 7
- Plaza Garage - Elevator No. 2
- NRB - Elevator No. 1
- NRB - Elevator No. 2
- NRB - Elevator No. 3
- NRB - Elevator No. 4
- Dolliver - Elevator No. 1
- NRB - Elevator No. 5
- Cap Court - Elevator No. 2
- Plaza Garage - Elevator No. 3
- Archives - Elevator No. 1
- OB2 - Elevator No. 5
- Cherberg - Elevator No. 3
- Alaska - Elevator No. 1
- Yakima - Elevator No. 2

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- Yakima - Elevator No. 1
- Cherberg - Elevator No. 1
- Cherberg - Elevator No. 2
- OB2 - Elevator No. 6
- OB2 - Elevator No. 4
- HLB - Elevator No. 1
- HLB - Elevator No. 2
- HLB - Elevator No. 3
- OB2 - Elevator No. 1
- OB2 - Elevator No. 2
- OB2 - Elevator No. 3
- O'Brien - Elevator No. 1
- O'Brien - Elevator No. 2
- Leg - Elevator No. 1
- Leg - Elevator No. 2
- Leg - Elevator No. 3
- Leg - Elevator No. 4

4 – Minor Works – Clean Buildings

- Program Array – Clean Buildings
- Cherberg – Fluorescent to LED Lighting Conversion
- Cherberg – AHU and VAV System Upgrade
- Insurance – Fluorescent to LED Lighting Conversion
- Insurance – HVAC Control Upgrade and Duct Sealing
- Governor’s Mansion – Water Cooled VRF System Installation
- Governor’s Mansion – Fluorescent to LED Lighting Conversion
- Leg – Rotunda Chandelier LED Retrofit
- Cap Court – Fluorescent to LED Lighting Conversion
- Cap Court – WSHP Replacement and System Integration
- Archives – Lighting and HVAC Controls Renewal
- Archives – Fluorescent to LED Lighting Conversion
- NRB – Replace Chillers
- HLB – Fluorescent to LED Lighting Conversion
- Yakima – Replace Windows and Exterior Doors
- Yakima – Replace HVAC Ductwork
- OB2 – Solar Installation
- OB2 – Replace Chillers
- Kelso – Replace Windows and Exterior Doors
- Kelso – Fluorescent to LED Lighting Conversion
- NRB – Solar Installation
- HLB – Solar Installation

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- Old Cap – HVAC Upgrade
- OB2 – HVAC Recommissioning

5 – Minor Works – Divest & Redevelopment

- Program Array – Divest & Redevelopment
- 721 Columbia – Demolition
- Legislative Modular – Disposition
- State Farm -Disposition
- ProArts – Disposition
- Washington St – Disposition
- 120 Union – Disposition

6 – Minor Works – Infrastructure

- Program Array - Infrastructure
- Capitol Way Pedestrian Bridge – Repair
- South Diagonal – Sidewalk Repair and Improvement
- Campus – South Diagonal – Storm Drain Replacement & Improvements
- Governor’s Mansion – Drainage Replacement
- Governor’s Mansion – Driveway Repair
- Cherberg – Sewer Service Replacement
- 14th and Capitol Way – Irrigation Main Replacement
- Jefferson and Maple Park – Irrigation Main Replacement
- West Campus – Fire Water Flow Study and Improvements
- Cherberg – Foundation Drainage
- HLB – Domestic Water System Upgrades
- Sylvester Park – Electrical Upgrades
- Sylvester Park – Irrigation and Stormwater Repair
- Sylvester Park – Sidewalk Repair
- Sylvester Park – Gazebo and Landscape Repair
- OB2 – Storm Line Replacement
- NRB – Storm Line Replacement
- Leg – Primary Circuit Selectivity
- Campus – Upgrade Electrical Vault Lids

7 – Minor Works – Historic & Cultural Asset Preservation

- Program Array – Historic & Cultural Asset Preservation
- Leg – Marcus Whitman Statue Relocation
- West Campus – Historic Doors Restoration
- Campus – Bronze Conservation
- West Campus – Lighting Fixture Restoration
- Campus – Textile Conservation

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- Campus – Graffiti Prevention

8 - Minor Works – Preservation

- Program Array - Preservation
- NRB - Computer Room Conversion
- Archives - Investigate and Repair Sewer Lines
- Leg - Glass Replacement
- Percival Cove - Bridge Road Guard Replacements
- Leg - North and Stairwell Skylights Repair
- HLB - Reinforce Concrete Columns
- Leg - UV Security Film on Windows
- Kelso - Restroom Remodel
- NRB – Millwork Upgrade
- Campus - Exterior Furnishings and Improvements
- NRB - Exterior Cleaning and Repair
- ESD – Millwork Upgrade

12 - Legislative Building Systems Rehabilitation

13 - NRB - Replace Piping for Wet Fire Suppression

Program Array - Modernization

14 - Modular Building – Critical Repairs & Upgrades

17 – Transportation - Preservation

18 - West Campus – Hillside Stabilization

19 - Major Projects – Legislative Building Cleaning

- Leg - Legislative Building Cleaning
- O’Brien – Hazardous Material Abatement
- TOJ - Legislative Building Cleaning
- Insurance - Legislative Building Cleaning

20 - Legislative Building Centennial Skylights

21 - Leg – Chamber Restoration

22 - Major Projects - Capitol Campus Underground Utility Repairs

- Program Array – Capitol Campus Underground Utility Repairs
- Leg - South Parking Lot Utilities & Drainage Improvements
- Campus - Washington Street Drainage and Utilities Repairs
- West Campus - Irrigation System Replacement
- Cherry Lane - Drainage and Utility Improvements

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- Campus – Fiber Network-Mapping and Improvement to Campus Loop
- Campus - Water Meter Replacements
- East Campus - Irrigation System Update

23 - O'Brien - Repair HVAC System

24 - East Plaza - Water Infiltration & Elevator Repairs

25 - Cherberg-O'Brien - Repair Tunnel

30 - NRB - Emergency Generator Replacement

31 - Insurance – Foundation and Roof Drain Replacement

32 - Marathon Park – Pedestrian Bridge Repairs

33 - HLB - Elevator No. 4

34 - OB2 - Modernization

35 - Major Projects - Carpet and Blinds Replacement

- HLB - Carpet and Blinds Replacement
- OB2 - Carpet and Blinds Replacement
- Old Cap - Carpet and Blinds Replacement
- NRB - Carpet and Blinds Replacement

36 - Campus – HVAC Control Device Renewal

37 - Kelso – South Building Roof Replacement

38 - Cap Court – Modernization

39 - Heritage Park - Preservation & Improvements

41 - Cherberg – Exit Lights

42 - Old Cap – Restroom Upgrade

43 - Dolliver - Modernization

44 - NRB – Modernization

Tab C – Program Projects – In Agency Priority Order

1 - Facility Professional Services Staffing

9 - Deschutes Estuary Restoration

10 - Legislative Campus Modernization

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- Legislative Campus Modernization – O’Brien Renovation
- Joel Pritchard State Library – Rehabilitation and Replacement

11 - Major Projects - Capitol Campus Security

- Program Array – Capitol Campus Security
- Governor’s Mansion - Physical Hardening
- Capitol Campus Access Controls-Exterior Doors
- Campus – Barrier Protection
- Campus - Physical Access Control (Re-Key Locksets)
- Campus - Emergency Call Boxes & Public Address System
- Campus - Intrusion Detection Systems
- Campus - High-Definition Video Surveillance Cameras
- Campus - Access Control-Data Closets and Mechanical Rooms
- West Campus - Visitor Screening

15 - District Energy Systems

16 - GA - Building Demolition

26 - Campus - Arc Flash Study

27 - Campus – Critical Infrastructure Assessment

28 - North Gateway – Comprehensive Plan

29 - Campus - EV Study

40 - Campus - Extend Reclaimed Water

Tab D – Grants and Loan Programs

No Projects

Tab E – References

Appendix A – References and Executive Summaries

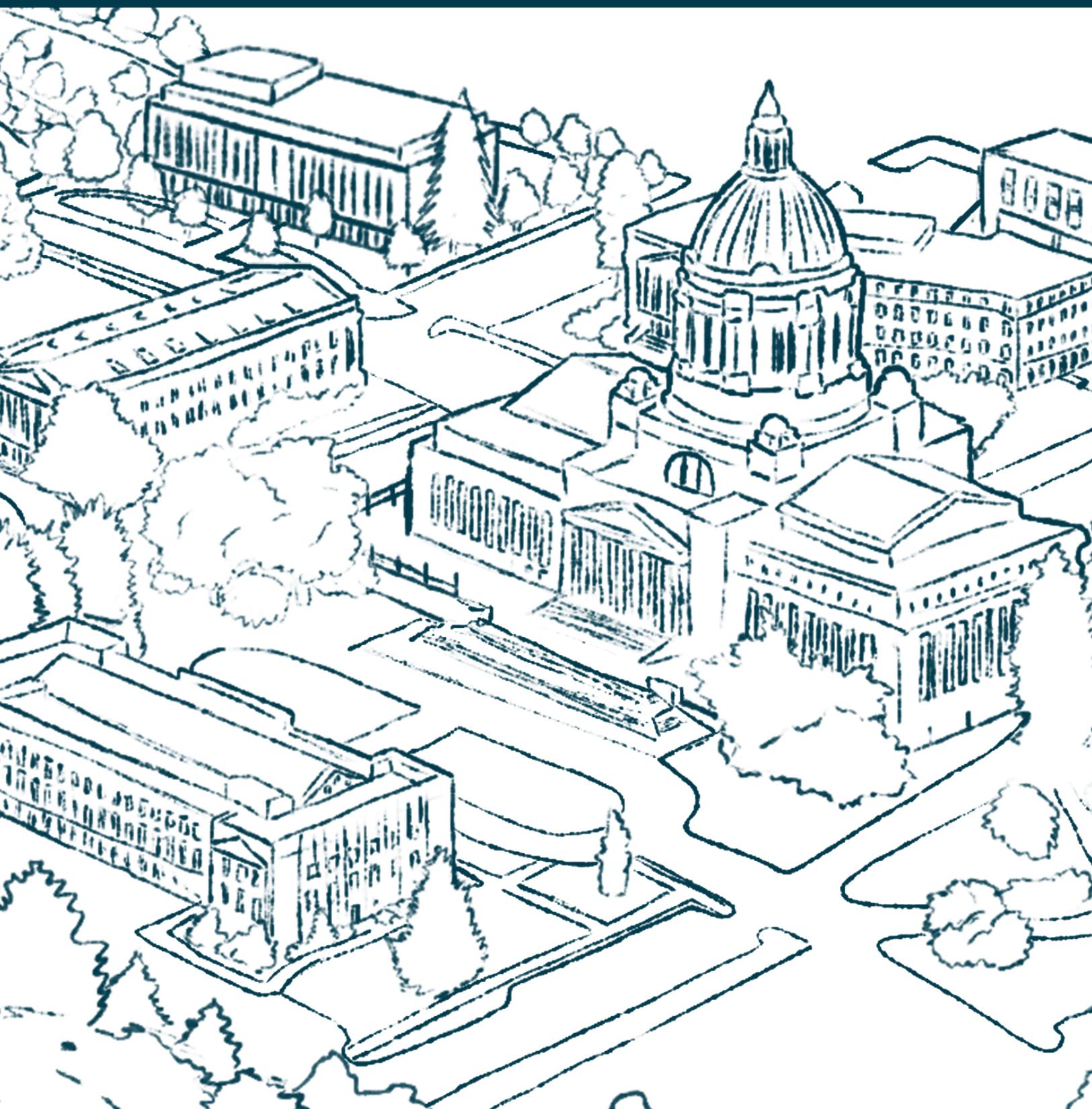
- Capitol Campus Critical Fire Alarm Assessments. BCE Engineers, Inc. 2023
- Capitol Campus Utility Renewal Plan. Reid Middleton. 2017
- Elevator Modernization Program Narrative and 2024 Assessment Matrix. DES. 2024.
- Facility Condition Assessment. MENG. 2023
- Hillside Evaluation and Preliminary Design. Golder Associates. 2010
- Master Plan for the Capitol of the State of Washington. General Administration. 2006
- Modular Building Assessment and Critical Repairs. EHM Architecture Inc. 2016
- State Capitol Development Study. Mithun. 2017

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- Transportation Building Preservation Predesign. SSW Architects. 2017
- Tumwater Modular Building Print & Mail Facility. Rolluda Architects. 2020
- West Capitol Campus Drainage Master Plan. Reid Middleton, Mithun, Arbutus Design. 2015



Tab A – Ten-Year Summary



**179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Version: 02 DES 25-27 Capital Budget Request

Report Number: CBS001

Date Run: 9/15/2024 8:52AM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	30000786 Elevator Modernization									
	036-1 Capitol Bldg Constr-State	7,693,000		7,693,000						
	057-1 State Bldg Constr-State	3,091,000	1,994,000	1,097,000						
	289-1 Thur Cty Capital Fac-State	1,300,000	527,000	773,000						
	Project Total:	12,084,000	2,521,000	9,563,000						
0	40000180 21-31 Statewide Minor Works - Preservation									
	057-1 State Bldg Constr-State	887,000	666,000	9,000	212,000					
0	40000245 Campus - Critical Fire System Upgrades									
	057-1 State Bldg Constr-State	2,765,000		2,765,000						
0	40000250 2023-25 Statewide Minor Works - Preservation									
	289-1 Thur Cty Capital Fac-State	2,141,000		2,141,000						
0	40000331 Washington Building									
	057-1 State Bldg Constr-State	1,001,000		35,000	966,000					
0	40000338 Old Cap - Roof Replacement									
	057-1 State Bldg Constr-State	5,276,000		6,000	5,270,000					
	289-1 Thur Cty Capital Fac-State	1,474,000		168,000	1,306,000					
	Project Total:	6,750,000		174,000	6,576,000					
2	40000553 Minor Works - Fire and Life Safety Systems									
	057-1 State Bldg Constr-State	8,939,000				1,587,000	7,352,000			
	289- Thur Cty Capital Fac-Unknown									

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

2025-27 Biennium

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Report Number: CBS001

Date Run: 9/15/2024 8:52AM

Project Class: Preservation

Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
Priority	Total	Expenditures	Expenditures	2025-27	Approp	2027-29	2029-31	2031-33	2033-35
Project by Account-EA Type					2025-27				
2 4000553 Minor Works - Fire and Life Safety Systems									
289-1 Thur Cty Capital	990,000				990,000				
Fac-State									
Project Total:	9,929,000				2,577,000	7,352,000			
3 4000551 Minor Works - Elevator Modernization									
036- Capitol Bldg									
Constr-Unknown									
036-1 Capitol Bldg	4,114,000				4,114,000				
Constr-State									
057-1 State Bldg	29,865,000					6,346,000	5,114,000	5,079,000	13,326,000
Constr-State									
Project Total:	33,979,000				4,114,000	6,346,000	5,114,000	5,079,000	13,326,000
4 4000527 Minor Works - Clean Buildings									
057- State Bldg									
Constr-Unknown									
057-1 State Bldg	17,678,000				6,161,000	2,375,000	4,911,000	1,667,000	2,564,000
Constr-State									
26C-1 Climate Commit	1,456,000				1,456,000				
Accou-State									
Project Total:	19,134,000				7,617,000	2,375,000	4,911,000	1,667,000	2,564,000
5 4000524 Minor Works - Divest & Redevelopment									
057-1 State Bldg	4,924,000				2,885,000		2,039,000		
Constr-State									
6 4000505 Minor Works - Infrastructure									
057-1 State Bldg	7,008,000				1,265,000	3,001,000	945,000	1,797,000	
Constr-State									
289-1 Thur Cty Capital	1,331,000				1,331,000				
Fac-State									
Project Total:	8,339,000				2,596,000	3,001,000	945,000	1,797,000	
7 4000499 Minor Works - Historic & Cultural Asset Preservation									

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 Ten Year Capital Plan by Project Class

2025-27 Biennium

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Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
7	40000499 Minor Works - Historic & Cultural Asset Preservation									
	057-1 State Bldg Constr-State	2,975,000				1,300,000	1,575,000	100,000		
8	40000485 Minor Works - Preservation									
	057-1 State Bldg Constr-State	2,785,000					795,000	750,000	1,165,000	75,000
	289- Thur Cty Capital Fac-Unknown									
	289-1 Thur Cty Capital Fac-State	1,646,000				1,646,000				
	Project Total:	4,431,000				1,646,000	795,000	750,000	1,165,000	75,000
12	30000791 Legislative Building Systems Rehabilitation									
	036-1 Capitol Bldg Constr-State	876,000	876,000							
	057-1 State Bldg Constr-State	17,125,000				17,125,000				
	Project Total:	18,001,000	876,000			17,125,000				
13	40000249 NRB - Replace Piping for Wet Fire Suppression									
	057-1 State Bldg Constr-State	9,743,000		4,000	246,000	9,493,000				
14	40000314 Modular Building - Critical Repairs & Upgrades									
	057-1 State Bldg Constr-State	41,087,000		300,000	2,550,000	38,237,000				
	422-1 Enter Serv Account-State	10,800,000				10,800,000				
	Project Total:	51,887,000		300,000	2,550,000	49,037,000				
17	40000343 Transportation - Preservation									
	057-1 State Bldg Constr-State	258,648,000				16,914,000	241,734,000			
18	40000396 West Campus - Hillside Stabilization									

**179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
18	40000396 West Campus - Hillside Stabilization									
	289- Thur Cty Capital Fac-Unknown									
	289-1 Thur Cty Capital Fac-State	13,869,000				847,000	13,022,000			
	Project Total:	13,869,000				847,000	13,022,000			
19	40000400 Legislative Building Cleaning									
	036-1 Capitol Bldg Constr-State	1,970,000		1,970,000						
	057-1 State Bldg Constr-State	1,013,000				1,013,000				
	289-1 Thur Cty Capital Fac-State	6,970,000				2,927,000	2,043,000	2,000,000		
	Project Total:	9,953,000		1,970,000		3,940,000	2,043,000	2,000,000		
20	40000340 Legislative Building Centennial Skylights									
	036-1 Capitol Bldg Constr-State	1,348,000		187,000	1,161,000					
	057-1 State Bldg Constr-State	7,740,000				7,740,000				
	289-1 Thur Cty Capital Fac-State	1,348,000		19,000	1,329,000					
	Project Total:	10,436,000		206,000	2,490,000	7,740,000				
21	40000337 Leg - Chamber Restoration									
	057-1 State Bldg Constr-State	3,328,000				3,328,000				
22	40000608 Capitol Campus Underground Utility Repairs									
	057-1 State Bldg Constr-State	30,729,000				8,881,000	2,327,000	4,896,000	14,625,000	
23	40000339 O'Brien - Repair HVAC System									
	057-1 State Bldg Constr-State									

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Ten Year Capital Plan by Project Class**

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Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
23	40000339 O'Brien - Repair HVAC System									
	289-1 Thur Cty Capital	2,543,000				2,543,000				
	Fac-State									
	Project Total:	2,543,000				2,543,000				
24	40000333 East Plaza - Water Infiltration & Elevator Repairs									
	057-1 State Bldg	27,117,000				633,000	2,273,000	24,211,000		
	Constr-State									
25	40000341 Cherberg-O'Brien - Repair Tunnel									
	057-1 State Bldg	4,007,000				4,007,000				
	Constr-State									
30	40000393 Capitol Campus Emergency Generator Replacement									
	057-1 State Bldg	854,000		854,000						
	Constr-State									
	289-1 Thur Cty Capital	1,211,000				1,211,000				
	Fac-State									
	Project Total:	2,065,000		854,000		1,211,000				
31	40000470 Insurance – Foundation and Roof Drain Replacement									
	057-1 State Bldg	1,808,000				1,808,000				
	Constr-State									
32	40000334 Marathon Park - Pedestrian Bridge Repairs									
	057-1 State Bldg	1,970,000				1,970,000				
	Constr-State									
33	40000469 HLB – Elevator No 4									
	036- Capitol Bldg									
	Constr-Unknown									
	036-1 Capitol Bldg	2,629,000				2,629,000				
	Constr-State									
	Project Total:	2,629,000				2,629,000				
34	40000468 OB2 - Modernization									

**179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class**

2025-27 Biennium

*

Version: 02 DES 25-27 Capital Budget Request

Report Number: CBS001

Date Run: 9/15/2024 8:52AM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
34	40000468 OB2 - Modernization									
	057-1 State Bldg Constr-State	33,761,000					549,000	9,918,000	23,294,000	
35	40000405 Carpet and Blinds Replacement									
	289-1 Thur Cty Capital Fac-State	7,061,000					2,000,000	1,280,000	1,781,000	2,000,000
36	40000467 Campus – HVAC Control Device Renewal									
	057-1 State Bldg Constr-State	5,000,000					5,000,000			
37	40000347 Kelso – South Building Roof Replacement									
	057-1 State Bldg Constr-State	1,620,000					1,620,000			
38	40000466 Cap Court – Modernization									
	057-1 State Bldg Constr-State	19,908,000						250,000	7,013,000	12,645,000
39	40000351 Heritage Park - Preservation & Improvements									
	057-1 State Bldg Constr-State	11,642,000						3,729,000	7,913,000	
41	40000355 Cherberg - Exit Lights									
	057-1 State Bldg Constr-State	1,850,000						1,850,000		
42	40000356 Old Cap - Restroom Upgrade									
	057-1 State Bldg Constr-State	1,100,000						1,100,000		
43	40000464 Dolliver – Modernization									
	057-1 State Bldg Constr-State	10,253,000							500,000	9,753,000
44	40000465 NRB - Modernization									
	057-1 State Bldg Constr-State	525,000								525,000

**179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Total: Preservation	650,792,000	4,063,000	18,021,000	13,040,000	154,841,000	289,969,000	63,136,000	66,834,000	40,888,000
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Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	30000812 Campus Physical Security & Safety Improvements									
	036-1 Capitol Bldg Constr-State	1,508,000	1,349,000	159,000						
	057-1 State Bldg Constr-State	3,058,000	2,903,000	155,000						
	289-1 Thur Cty Capital Fac-State	1,710,000	1,405,000	305,000						
	Project Total:	6,276,000	5,657,000	619,000						
0	40000226 Capitol Campus Security & Safety Enhancements									
	057-1 State Bldg Constr-State	10,788,000	978,000	9,810,000						
0	40000247 B&G Maintenance Facility - Rebuild									
	289-1 Thur Cty Capital Fac-State	5,582,000		519,000	5,063,000					
0	40000305 2023-25 Statewide Minor Works - Programmatic									
	036-1 Capitol Bldg Constr-State	474,000		474,000						
	289-1 Thur Cty Capital Fac-State	162,000		162,000						
	Project Total:	636,000		636,000						
0	91000450 2023-25 Capitol Campus Security									
	036-1 Capitol Bldg Constr-State	496,000		496,000						
	057-1 State Bldg Constr-State	2,879,000		2,879,000						
	Project Total:	3,375,000		3,375,000						
1	40000244 Facility Professional Services Staffing									
	057-1 State Bldg Constr-State	57,124,000		26,251,000		30,873,000				

**179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Report Number: CBS001

Date Run: 9/15/2024 8:52AM

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
1	40000244 Facility Professional Services Staffing 289-1 Thur Cty Capital Fac-State									
	Project Total:	57,124,000		26,251,000		30,873,000				
9	40000607 Deschutes Estuary Restoration 057-1 State Bldg Constr-State	478,490,000				25,523,000	173,877,000	279,090,000		
10	92000020 Legislative Campus Modernization 057-1 State Bldg Constr-State 23N-1 MTC Capital Account-State 26C-1 Climate Commit Accou-State 289-1 Thur Cty Capital Fac-State	249,968,000	16,413,000	123,023,000	61,031,000	49,501,000				
	Project Total:	263,554,000	26,218,000	125,610,000	62,225,000	49,501,000				
11	40000476 Capitol Campus Security 057-1 State Bldg Constr-State	98,356,000				14,455,000	41,298,000	22,061,000	15,827,000	4,715,000
15	91000449 HB 1390 - District Energy Systems 26C-1 Climate Commit Accou-State	174,344,000		450,000		9,237,000	99,000,000	65,657,000		
16	40000317 GA - Building Demolition 057-1 State Bldg Constr-State	20,724,000		749,000	3,551,000	16,424,000				
26	40000474 Campus – Arc Flash Study 057-1 State Bldg Constr-State	1,354,000				1,354,000				
27	40000473 Campus – Critical Infrastructure Assessment									

**179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Version: 02 DES 25-27 Capital Budget Request

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Date Run: 9/15/2024 8:52AM

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
27	40000473 Campus – Critical Infrastructure Assessment									
	289-1 Thur Cty Capital Fac-State	1,032,000				1,032,000				
28	40000472 North Gateway - Comprehensive Plan									
	057-1 State Bldg Constr-State	568,000				568,000				
29	40000471 Campus - EV Study									
	057-1 State Bldg Constr-State	575,000				575,000				
40	40000352 Campus - Extend Reclaimed Water									
	057-1 State Bldg Constr-State	6,969,000					6,969,000			
Total: Program		1,129,747,000	32,853,000	168,019,000	70,839,000	149,542,000	314,175,000	373,777,000	15,827,000	4,715,000

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
036- Capitol Bldg Constr-Unknown									
036-1 Capitol Bldg Constr-State	21,108,000	2,225,000	10,979,000	1,161,000	6,743,000				
057- State Bldg Constr-Unknown									
057-1 State Bldg Constr-State	1,508,875,000	22,954,000	167,937,000	73,826,000	263,620,000	490,122,000	367,933,000	78,880,000	43,603,000
23N-1 MTC Capital Account-State	1,000,000		779,000	221,000					
26C-1 Climate Commit Accou-State	176,800,000		477,000	973,000	10,693,000	99,000,000	65,657,000		
289- Thur Cty Capital Fac-Unknown									

**179 - Department of Enterprise Services
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Version: 02 DES 25-27 Capital Budget Request

Report Number: CBS001

Date Run: 9/15/2024 8:52AM

Total Account Summary

<u>Account-Expenditure Authority Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2025-27</u>	<u>New Approp 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>	<u>Estimated 2031-33</u>	<u>Estimated 2033-35</u>
289-1 Thur Cty Capital Fac-State	61,956,000	11,737,000	5,868,000	7,698,000	12,527,000	15,022,000	3,323,000	3,781,000	2,000,000
422-1 Enter Serv Account-State	10,800,000				10,800,000				
Total	1,780,539,000	36,916,000	186,040,000	83,879,000	304,383,000	604,144,000	436,913,000	82,661,000	45,603,000

Ten Year Capital Plan by Project Class

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Report Number: CBS001
Date Run: 9/15/2024 8:52AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	179	179
Version	02-A	02-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



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

August 14, 2024

Jeff MacDonald
Historic & Cultural Resources Planner
Washington State Department of Enterprise Services

In future correspondence please refer to:

Project Tracking Code: 2024-08-05806

Property: 2025-2027 Biennium - Major and Minor Works Projects at the Capitol Campus

Re:

Dear Jeff:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the Department of Enterprise Services 2025-2027 Capital Budget Notification for the Capitol Campus. Your submittal has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. As a result of our review, we provide the following comments and questions for your consideration:

- All new construction, demolition, rehabilitation/renovation, or acquisition projects involving buildings over 45 years or older and/or ground disturbance will need to be consulted on once funded. This can be done by submitting an EZ/Project Review Form found on our [website](#) and emailing it to 2102@dahp.wa.gov.
- We recommend involving DAHP early on in the planning/design phases to minimize and avoid adverse impacts to historic resources.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me.

Sincerely,

Maddie Levesque, M.A
Architectural Historian
(360) 819-7203
Maddie.Levesque@dahp.wa.gov



Program	FTEs
Engineering & Architectural Services ¹	
WMS 3	3.7
WMS 2	0.2
Architect 2	2.8
Construction Project Coordinator 3	20.8
Construction Project Coordinator 4	1.8
Management Analyst 4	0.5
Delivery ¹	
WMS 3	1.5
Construction Project Coordinator 4	1.0
Construction Project Coordinator 3	7.0
Construction Project Coordinator 2	1.0
Management Analyst 4	0.5
DOC/DSHS Staffing ¹	
WMS 3	1.0
Construction Project Coordinator 3	1.0
Construction Project Coordinator 4	1.0
Contracts, Claims and Disputes ¹	
WMS 3	2.0
WMS 2	2.0
Construction Project Coordinator 4	2.0
Management Analyst 4	2.0
Contracts Specialist 3	5.0
Contracts Specialist 2	7.0
Contracts Specialist 1	2.0
Legislative Campus Modernization ²	
WMS 3	1.0
WMS 2	1.0
Construction Project Coordinator 2	1.0
Construction Project Coordinator 3	2.0
Communications Consultant 4	1.0
Architect 2	1.0
Facilities Planner 2	1.0
CPARB ²	
WMS 3	0.1
Program Specialist 4	1.0
Management Analyst 4	0.4
Public Works Business Diversity ²	
WMS 2	1.0
Management Analyst 4	1.0
Program Specialist 2	1.0
Capital Finance/Accounting ²	
Budget Analyst 4	1.0
Fiscal Analyst 4	0.5
Fiscal Analyst 5	0.5
TOTAL	80.3

Funding Summary		Total ³
FY26	FY27	
\$ 15,436,500	\$ 15,436,500	\$ 30,873,000

\$ 15,436,500
\$ 192,235.37

Notes
Note 1: FTE breakdown from FY25 CARP model. Added 1 WMS3 to CC&D.
Note 2: FTE breakdown from 25-27 staffing model proposal
Note 3: Total from 25-27 proposed capital budget staffing model



MAINTENANCE BACKLOG REDUCTION PLAN

The Department of Enterprise Services (DES) manages 35 buildings on Washington's Capitol Campus, ranging from office spaces and historic landmarks to specialized facilities. These buildings are crucial for the State's government and public services operations.

Many of these facilities are old, with some dating back to the early 1900s, leading to a significant backlog of maintenance and repair needs. This Maintenance Backlog Reduction Plan provides a strategic approach to address the most pressing issues, reduce the maintenance backlog, and ensure the campus remains safe and functional for the future.

Facility Condition Assessment (FCA)

In 2023, DES completed a Facility Condition Assessment (FCA) to assess the condition of its buildings. This assessment provided detailed insights into the State of building systems, accessibility, and seismic performance across the Capitol Campus.

Including 29 buildings and a total of 3.6 million square feet, the assessment used a standardized method to evaluate the physical and seismic conditions of these facilities. The results revealed significant costs associated with maintenance and renewal, highlighting common problems such as aging infrastructure, seismic vulnerabilities, and the need for modernization.

Minor Works

As part of this budget request, DES proposes seven minor works projects to address various aspects of the built environment, including critical building systems, historic monuments and memorials. These projects include:

- **Fire and Life Safety Systems:** Upgrading fire alarms, sprinklers, and other life safety systems to ensure compliance with safety codes and protect occupants.
- **Elevator Modernization:** Improving the reliability and safety of elevators across the campus, especially in older buildings.
- **Clean Buildings:** Improving energy efficiency to reduce operational costs and support state energy goals.
- **Divest & Redevelopment:** Optimizing the real estate footprint by disposing of vacant, underutilized, or underperforming assets.
- **Infrastructure:** Addressing critical repairs and updates to the campus infrastructure, including electrical, plumbing, and HVAC systems.
- **Historic & Cultural Asset Preservation:** Maintaining and restoring historic buildings and cultural monuments to preserve the campus's heritage.
- **Preservation:** Performing essential maintenance on structures to extend their useful life and avoid costly replacements.

This request is the largest DES has ever made for minor works, three times more than previous requests. This increased focus on minor works is a direct result of the Facility Condition Assessment, which documented over 3,600 building system deficiencies, most of which can be addressed through projects costing less than \$1.5 million.

Energy Efficiency

DES is requesting funds for energy-efficient systems, particularly in older buildings like the Cherberg and Old Capitol, to reduce operational costs and align with state energy reduction goals. Reducing the electrical load of individual buildings is crucial as the campus transitions from natural gas to electricity for heating and cooling. Failure to do so could overload the campus electrical grid, leading to expensive and unnecessary upgrades to the electrical infrastructure.

Divest & Redevelopment

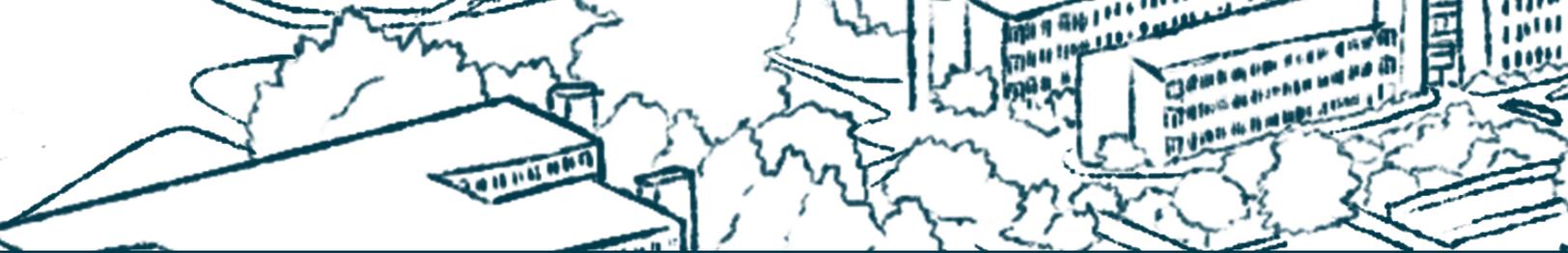
The Divest & Redevelopment program aims to create a more efficient real estate footprint by disposing of vacant, underutilized, or underperforming assets. When data shows no cost-effective improvement is possible, and the site is unnecessary for campus operations, the State can choose to demolish deficient buildings. This

strategy allows DES to focus resources on modernizing the work environments on the Capitol Campus. The current portfolio of assets was based on outdated growth assumptions from 1982 to 2008, and this program seeks to correct that.

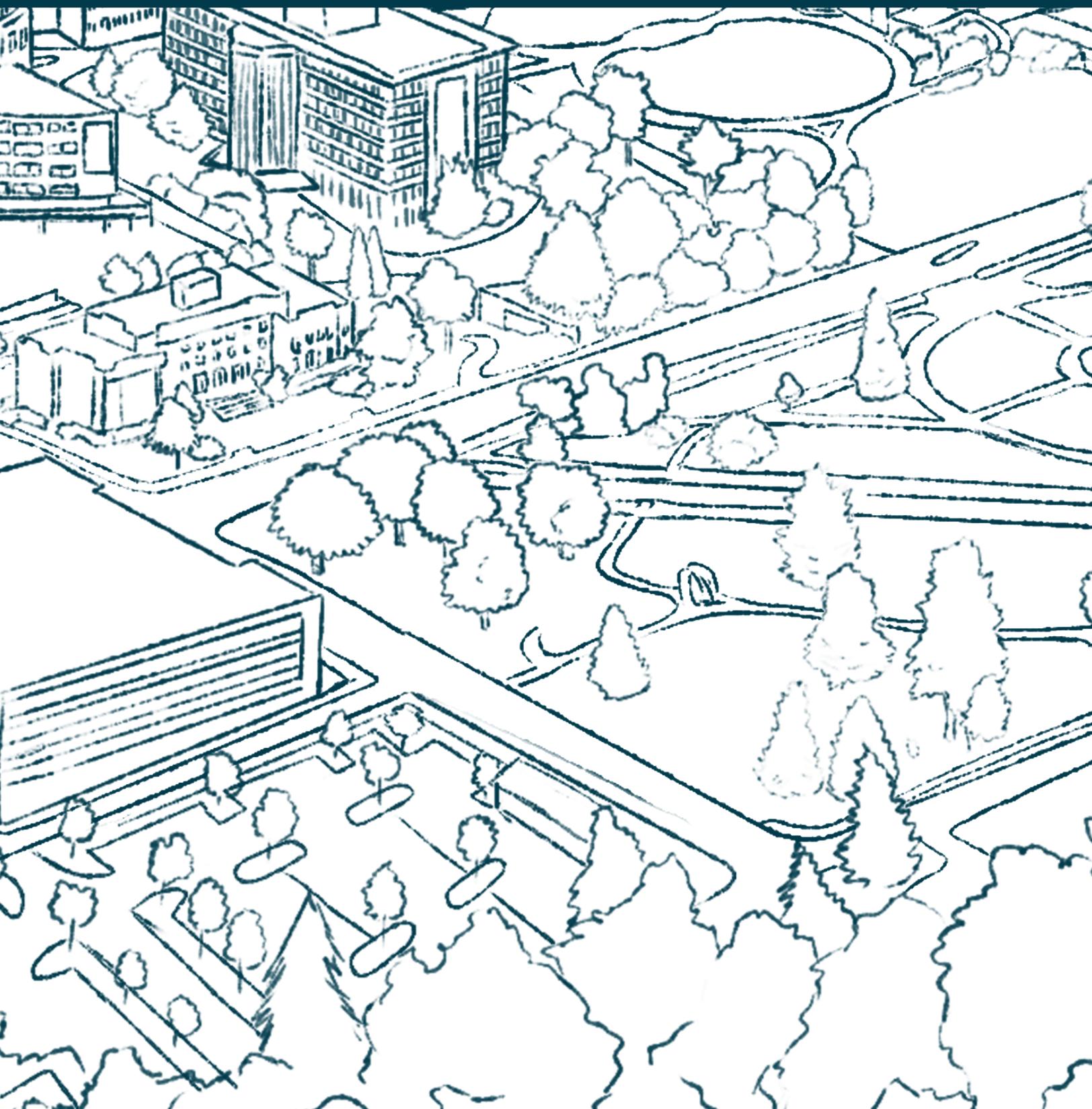
Monitoring and Reporting

DES will regularly monitor building conditions and report on the progress of reducing the maintenance backlog. The FCA will be reviewed and updated biennially to ensure the plan remains aligned with the campus's changing needs.

By maintaining this proactive approach, DES can ensure the effective use of resources, minimize disruptions due to emergency repairs, and extend the life of the Capitol Campus facilities.



Tab B – Preservation Projects



Department of Enterprise Services

25-35 Minor Works - Fire and Life Safety

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	Isabella Bush Records Center*	\$ 211,692					\$ 211,692
2	Cherberg Building*	\$ 791,970					\$ 791,970
3	O'Brien Building*	\$ 794,523					\$ 794,523
4	Archives Building*	\$ 230,154					\$ 230,154
5	Insurance Building*	\$ 548,249					\$ 548,249
6	Natural Resources Building*		\$ 1,500,000				\$ 1,500,000
7	Capitol Campus Childcare*		\$ 57,362				\$ 57,362
8	Capitol Court*		\$ 202,458				\$ 202,458
9	Employment Security*		\$ 418,002				\$ 418,002
10	Helen Sommers*		\$ 1,229,956				\$ 1,229,956
11	Office Building 2*		\$ 1,475,708				\$ 1,475,708
12	Plaza Garage*		\$ 1,445,450				\$ 1,445,450
13	OB2- Fall Protection Upgrades		\$ 100,000				\$ 100,000
14	Yakima - Upgrade Fire-Life-Safety System		\$ 924,000				\$ 924,000
		\$ 2,577,000	\$ 7,352,000	\$ -	\$ -	\$ -	\$ 9,929,000

Campus - Critical Fire System Upgrades

CBS ID:	40000553	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	2
Program:	Minor Works – Fire and Life Safety Systems	Starting Fiscal Year:	2026

Project Summary

The Capitol Campus fire alarm systems are between 13 to 15 years old and are obsolete, with manufacturers no longer supplying replacement parts. These systems have exceeded industry-recognized life spans and are at risk of failure, and in some cases have already experienced failures that DES has been able to temporarily address with a limited stock of discontinued parts. Those parts are no longer available, and the next key component failure could bring down an entire building's fire alarm system, endangering staff, and visitors.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Capitol Campus fire systems are on the verge of failure, requiring immediate action to reduce future impacts, protect the life-safety of building staff and visitors, and preserve building integrity. If these systems fail, the Department of Enterprise Services must meet requirements set by the local Fire Department until systems are back online.

Those requirements include hiring additional staff to observe the buildings in a costly 24-hour fire watch.

The manufacturer of our current hardware has stopped supporting older systems and replacement parts. As components fail within these systems, replacement components will be difficult, if not impossible, to replace.

Failure to move forward with a replacement plan will result in the following.

Fire System Failures:

- Occupants will not receive early notifications to evacuate the building.
- Internal fire staff and fire emergency professionals will not be alerted.

- The manual fire alarm system, including fire pull stations, will be inactive and fail to notify fire professionals.
- Horns/strobes will not function.
- Smoke detectors will not operate.
- While the automatic suppression system (sprinklers) will work, there will be no warning of water flow from sprinkler heads, potentially causing extensive water damage.
- Elevators will not be recalled to a safe location, endangering riders who may be delivered to a floor with an active fire.
- Fire doors will not close to prevent the spread of fire.
- There will be no secondary reporting of smoke or fire and no communication with the monitoring company regarding alarms, troubles, or supervisory signals from the defective system.
- HVAC systems will not be able to be closed, allowing the fire to spread to multiple floors rapidly.
- Delayed reaction time due to the lack of fire systems will result in extensive fire damage.
- Unoccupied buildings legally require adequate fire systems, and their absence can lead to additional failures in building systems such as HVAC.

Financial Impacts:

- DES may need to hire staff to conduct onsite fire watch patrols when the building is occupied, with a minimum of two staff members per building to meet fire code requirements. This would result in an estimated daily cost of \$7,200 (\$150/hour x 2 staff x 24 hours), totaling approximately \$216,000 monthly.
- Failure of the fire alarm system may also lead to fines associated with full or partial shutdowns and false alarm dispatches.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This requested funding will replace fire alarm systems in six buildings:

- Isabella Bush Records Center
- Cherberg Building
- O'Brien Building
- Archives
- Insurance Building

Our site investigations revealed broad urgency, with few objective measures to prioritize system replacements across our building portfolio. All alarm systems must

be replaced, with rare exceptions. We developed a priority list for replacing fire alarm systems across our buildings, foregrounding coordination with other work in the agency's Ten-Year Plan.

The projects above are coordinated with other work in these buildings. Overlapping projects minimizes disruption to tenants. Minimizing disruptions is central to our capital planning strategy. We aim to mitigate operational downtime by consolidating projects that interrupt or displace tenants.

Future budget requests will likewise aim to minimize disruption to our tenants by coordinating this work with other projects.

a) When will the project start and be completed?

Design	9/2025 – 1/2026
Construction	3/2026 – 12/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project will be phased across the DES-managed buildings based on alignment and coordination with the agency's Ten-Year Plan. DES does not recommend phasing system design and construction due to increased costs from that approach.

3. How would the request address the problem or opportunity identified in question #1?

Funding this request will immediately support fire detection, control, and enunciation system replacements in campus buildings. The upgrades will make sure that building occupants are safe, buildings have better protection in case of fire, and avoid costly fire watch requirements and potential fines.

4. What alternatives were explored?

Status quo is not a viable alternative as it poses a life/safety risk for staff and visitors to the campus.

The system-type will be explored in the design phase of this project.

a) Why was the recommended alternative chosen?

Not applicable.

5. Which clientele would be impacted by the budget request?

This project will protect the life-safety of all staff and visitors to campus buildings.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government.
- Goal #3 Sustainable energy & a clean environment by improving energy efficiency.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - Ensure workspaces provided to customers are safe, healthy and sustainable;
 - Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

For additional information see Capitol Campus Critical Fire Alarm Assessments. Please see the Minor Works – Fire and Life Safety Program Array to view upcoming critical fire system upgrade projects.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus - Critical Fire System Upgrades

CBS ID:	40000553	Project Class:	Preservation
Subproject Number:	Not applicable.	Agency Priority:	2
Program:	Minor Works – Fire and Life Safety Systems	Starting Fiscal Year:	2028

Project Summary

The Capitol Campus fire alarm systems are between 13 to 15 years old and are obsolete, with manufacturers no longer supplying replacement parts. These systems have exceeded industry-recognized life spans and are at risk of failure, and in some cases have already experienced failures that DES has been able to temporarily address with a limited stock of discontinued parts. Those parts are no longer available, and the next key component failure could bring down an entire building's fire alarm system, endangering staff, and visitors.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Capitol Campus fire systems are on the verge of failure, requiring immediate action to reduce future impacts, protect the life-safety of building staff and visitors, and preserve building integrity. If these systems fail, the Department of Enterprise Services must meet requirements set by the local Fire Department until systems are back online.

Those requirements include hiring additional staff to observe the buildings in a costly 24-hour fire watch.

The manufacturer of our current hardware has stopped supporting older systems and replacement parts. As components fail within these systems, replacement components will be difficult, if not impossible, to replace.

Failure to move forward with a replacement plan will result in the following.

Fire System Failures:

- Occupants will not receive early notifications to evacuate the building.
- Internal fire staff and fire emergency professionals will not be alerted.

- The manual fire alarm system, including fire pull stations, will be inactive and fail to notify fire professionals.
- Horns/strobes will not function.
- Smoke detectors will not operate.
- While the automatic suppression system (sprinklers) will work, there will be no warning of water flow from sprinkler heads, potentially causing extensive water damage.
- Elevators will not be recalled to a safe location, endangering riders who may be delivered to a floor with an active fire.
- Fire doors will not close to prevent the spread of fire.
- There will be no secondary reporting of smoke or fire and no communication with the monitoring company regarding alarms, troubles, or supervisory signals from the defective system.
- HVAC systems will not be able to be closed, allowing the fire to spread to multiple floors rapidly.
- Delayed reaction time due to the lack of fire systems will result in extensive fire damage.
- Unoccupied buildings legally require adequate fire systems, and their absence can lead to additional failures in building systems such as HVAC.

Financial Impacts:

- DES may need to hire staff to conduct onsite fire watch patrols when the building is occupied, with a minimum of two staff members per building to meet fire code requirements. This would result in an estimated daily cost of \$7,200 (\$150/hour x 2 staff x 24 hours), totaling approximately \$216,000 monthly.
- Failure of the fire alarm system may also lead to fines associated with full or partial shutdowns and false alarm dispatches.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This requested funding will replace fire alarm systems in seven buildings:

- Natural Resources Building
- Plaza Garage
- Office Building 2
- Helen Sommers
- Employment Security
- Capitol Court
- Capitol Campus Childcare

Our site investigations revealed broad urgency, with few objective measures to prioritize system replacements across our building portfolio. All alarm systems must be replaced, with rare exceptions. We developed a priority list for replacing fire alarm systems across our buildings, foregrounding coordination with other work in the agency's Ten-Year Plan.

The projects above are coordinated with other work in these buildings. Overlapping projects minimizes disruption to tenants. Minimizing disruptions is central to our capital planning strategy. We aim to mitigate operational downtime by consolidating projects that interrupt or displace tenants.

Future budget requests will likewise aim to minimize disruption to our tenants by coordinating this work with other projects.

a) When will the project start and be completed?

Design	9/2027 – 1/2028
Construction	3/2028 – 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project will be phased across the DES-managed buildings based on alignment and coordination with the agency's Ten-Year Plan. DES does not recommend phasing system design and construction due to increased costs from that approach.

3. How would the request address the problem or opportunity identified in question #1?

Funding this request will immediately support fire detection, control, and enunciation system replacements in campus buildings. The upgrades will make sure that building occupants are safe, buildings have better protection in case of fire, and avoid costly fire watch requirements and potential fines.

4. What alternatives were explored?

Status quo is not a viable alternative as it poses a life/safety risk for staff and visitors to the campus.

The system-type will be explored in the design phase of this project.

a) Why was the recommended alternative chosen?

Not applicable.

5. Which clientele would be impacted by the budget request?

This project will protect the life-safety of all staff and visitors to campus buildings.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government.
- Goal #3 Sustainable energy & a clean environment by improving energy efficiency.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - Ensure workspaces provided to customers are safe, healthy and sustainable;
 - Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

For additional information see Capitol Campus Critical Fire Alarm Assessments. Please see the Minor Works – Fire and Life Safety Program Array to view upcoming critical fire system upgrade projects.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Fall Protection Upgrades

CBS ID:	40000553	Project Class:	Preservation
Subproject Number:	40000566	Agency Priority:	2
Program:	Minor Works – Fire and Life Safety Systems	Starting Fiscal Year:	2028

Project Summary

This minor works request will install fall protection where none exists on the evacuation stair towers at OB2 to comply with codes and for the life/safety benefit of maintenance staff required to work on these roof areas.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Concerns have been raised regarding employee access to the roof areas of the detached evacuation stair towers at OB2. Currently, when an employee needs to get on the stair tower roof to maintain the drains and perform other maintenance, the only access is a portable extension ladder on the walkway leading to the stair tower. This exposes the employee to a significant fall hazard should the extension ladder fall or slide.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The primary goal of this project is to provide code compliant access to the four stair tower roofs from the main building roof, and a fall restraint/fall arrest system for each stair tower roof. DES has consulted with its safety officer and determined that a single fall arrest anchor point centered on each roof top is the preferred system, along with covered ladders to access the four stair tower roofs. This request will complete design and construction of the covered ladders on each stair tower and fall arrest anchor points on each of the four stair tower roof tops.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	5/2028 - 9/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

For efficiency, this project should not be phased.

3. How would the request address the problem or opportunity identified in question #1?

Ensuring adequate fall protection will enhance safety for all those needing access to these areas, including maintenance staff providing regular upkeep to the surface and drainage systems. These upgrades will make regular maintenance more efficient and safer.

4. What alternatives were explored?

Phasing or separating the work could only be done by doing the four towers separately, but this is not the most efficient or economical way to do the work. This is already a small, minor works project and should not be broken down further. No Action will result in continued life/safety risks for anyone accessing the towers.

a) Why was the recommended alternative chosen?

As a minor works request, it should not be broken down further.

5. Which clientele would be impacted by the budget request?

This work will have minimal impact for building tenants but will provide a safer work environment for maintenance personnel.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:
DES Strategic Framework & Business Plan: Vision - Enable government to best serve the people of Washington.

- Goals: Deliver exceptional services; reduce the overall cost of government operations. Set a standard for continuous improvements.
- 2006 Master Plan for the Capitol of the State of Washington:
- Principle 2- Provide facilities that support state agencies’ effective & efficient delivery of public services;
- Principle 5 – Quality designs at the Capitol Campus;
- Principle 6 – Use high-performance standards for major building rehabilitations;
- Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model: Big 3 Initiatives; Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. The project promotes DES Capital Plan Priorities for excellence in stewardship, safety, and sustainability. The project will preserve a state-owned facility and allow it to continue to serve its state government functions.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

See Exhibit A for photos.

Exhibit A: OB 2 Stair Tower



Covered ladders should be installed and single fall arrest anchor point centered on each of the four roofs.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Department of Enterprise Services

25-35 Minor Works - Elevator Modernization

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	Old Cap - Elevator No. 1	\$1,265,912					\$ 1,265,912
2	Old Cap - Elevator No. 2	\$1,265,912					\$ 1,265,912
3	NRB - Elevators No. 6	\$791,073					\$ 791,073
4	NRB - Elevators No. 7	\$791,073					\$ 791,073
5	Plaza Garage - Elevator No. 2		\$1,055,163				\$ 1,055,163
6	NRB - Elevator No. 1		\$1,167,043				\$ 1,167,043
7	NRB - Elevator No. 2		\$1,167,043				\$ 1,167,043
8	NRB - Elevator No. 3		\$1,167,043				\$ 1,167,043
9	NRB - Elevator No. 4		\$1,167,043				\$ 1,167,043
10	Dolliver - Elevator No. 1		\$735,000				\$ 735,000
11	NRB - Elevator No. 5			\$1,500,000			\$ 1,500,000
12	Cap Court - Elevator No. 2			\$767,000			\$ 767,000
13	Plaza Garage - Elevator No. 3			\$1,055,963			\$ 1,055,963
14	Archives - Elevator No. 1			\$695,500			\$ 695,500
15	OB2 - Elevator No. 5			\$1,094,780			\$ 1,094,780
16	Cherberg - Elevator No. 3				\$879,000		\$ 879,000
17	Alaska - Elevator No. 1				\$650,000		\$ 650,000
18	Yakima - Elevator No. 2				\$962,356		\$ 962,356
19	Yakima - Elevator No. 1				\$925,599		\$ 925,599
20	Cherberg - Elevator No. 1				\$831,000		\$ 831,000
21	Cherberg - Elevator No. 2				\$831,000		\$ 831,000
22	OB2 - Elevator No. 6					\$849,911	\$ 849,911
23	OB2 - Elevator No. 4					\$1,188,960	\$ 1,188,960
24	HLB - Elevator No. 1					\$1,113,000	\$ 1,113,000
25	HLB - Elevator No. 2					\$1,113,000	\$ 1,113,000
26	HLB - Elevator No. 3					\$1,113,000	\$ 1,113,000
27	OB2 - Elevator No. 1					\$867,984	\$ 867,984
28	OB2 - Elevator No. 2					\$867,984	\$ 867,984
29	OB2 - Elevator No. 3					\$867,984	\$ 867,984
30	O'Brien - Elevator No. 1					\$841,870	\$ 841,870
31	O'Brien - Elevator No. 2					\$854,359	\$ 854,359
32	Leg - Elevator No. 1					\$912,171	\$ 912,171
33	Leg - Elevator No. 2					\$912,171	\$ 912,171
34	Leg - Elevator No. 3					\$912,171	\$ 912,171
35	Leg - Elevator No. 4					\$912,171	\$ 912,171
		\$ 4,114,000	\$ 6,458,000	\$ 5,114,000	\$ 5,079,000	\$ 13,326,000	\$ 34,091,000

Old Cap – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000568	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2026

Project Summary

This project will fully modernize Old Cap Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Old Cap Elevator No. 2.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2025 - 2/2026
Construction	3/2026 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Old Cap Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Old Cap – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000569	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2026

Project Summary

This project will fully modernize Old Cap Elevator No 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Old Cap Elevator No 2.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2025 - 2/2026
Construction	3/2026 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Old Cap Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Elevator No. 6

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000570	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2026

Project Summary

This project will fully modernize NRB Elevator No. 6 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with NRB Elevator No. 7. NRB Elevators 6 and 7 were moved up in the prioritization list due to lack of replacement parts and accessibility issues if these elevators were to fail.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.

- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2025 - 2/2026
Construction	3/2026 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the NRB Elevator No. 6, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction.

Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)

- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Elevator No. 7

CBS ID:	30000786	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2026

Project Summary

This project will fully modernize NRB Elevator No. 7 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with NRB Elevator No. 6. NRB Elevators 6 and 7 were moved up in the prioritization list due to lack of replacement parts and accessibility issues if these elevators were to fail.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.

- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2025 - 2/2026
Construction	3/2026 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the NRB Elevator No. 7, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction.

Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)

- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Plaza Garage – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000572	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2028

Project Summary

This project will fully modernize Plaza Garage Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	3/2028 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Plaza Garage Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000573	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2028

Project Summary

This project will fully modernize NRB Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with NRB Elevators No. 2, 3, and 4.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	3/2028 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the NRB Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000574	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2028

Project Summary

This project will fully modernize NRB Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with NRB Elevators No. 1, 3, and 4.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	3/2028 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the NRB Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Elevator No. 3

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000575	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2028

Project Summary

This project will fully modernize NRB Elevator No. 3 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with NRB Elevators No. 1, 2, and 4.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	3/2028 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the NRB Elevator No. 3, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Elevator No. 4

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000576	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2028

Project Summary

This project will fully modernize NRB Elevator No. 4 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with NRB Elevator No. 1, 2, and 3.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	3/2028 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the NRB Elevator No. 4, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Dolliver – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000577	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2028

Project Summary

This project will fully modernize Dolliver Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	3/2028 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Dolliver Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB - Elevator No 5

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000578	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2030

Project Summary

This project will fully modernize NRB Elevator No. 5 as part of the "Elevator Modernization Project." A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2029 - 2/2030
Construction	3/2030 - 12/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the NRB Elevator No. 5, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cap Court – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000579	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2030

Project Summary

This project will fully modernize Cap Court Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2029 - 2/2030
Construction	3/2030 - 12/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Cap Court Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Plaza Garage – Elevator No. 3

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000580	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2030

Project Summary

This project will fully modernize Plaza Garage Elevator No. 3 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2029 - 2/2030
Construction	3/2030 - 12/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Plaza Garage Elevator No. 3, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Archives – Elevator No. 1

CBS ID:	30000786	Project Class:	Preservation
Subproject Number:	40000581	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2030

Project Summary

This project will fully modernize Archives Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures in all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual who is in a medical emergency may be extremely difficult or even impossible, depending on the circumstances.

a) When will the project start and be completed?

Design	8/2029 - 2/2030
Construction	3/2030 - 12/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Archives Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Elevator No. 5

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000582	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2030

Project Summary

This project will fully modernize OB2 Elevator No. 5 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2029 - 2/2030
Construction	3/2030 - 12/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the OB2 Elevator No. 5, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cherberg – Elevator No. 3

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000583	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2032

Project Summary

This project will fully modernize Cherberg Elevator No. 3 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2031 - 2/2032
Construction	3/2032 - 12/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Cherberg Elevator No. 3, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Alaska – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000584	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2032

Project Summary

This project will fully modernize Alaska Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2031 - 2/2032
Construction	3/2032 - 12/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Alaska Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Yakima – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000585	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2032

Project Summary

This project will fully modernize Yakima Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2031 - 2/2032
Construction	3/2032 - 12/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Yakima Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Yakima – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000586	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2032

Project Summary

This project will fully modernize Yakima Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
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 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2031 - 2/2032
Construction	3/2032 - 12/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Yakima Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

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level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

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Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

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6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cherberg – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000587	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2032

Project Summary

This project will fully modernize Cherberg Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Cherberg Elevator No. 2.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2031 - 2/2032
Construction	3/2032 - 12/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Cherberg Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cherberg – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000588	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2032

Project Summary

This project will fully modernize Cherberg Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Cherberg Elevator No. 1.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2031 - 2/2032
Construction	3/2032 - 12/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Cherberg Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Elevator No. 6

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000589	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize OB2 Elevator No. 6 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the OB2 Elevator No. 6, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
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- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
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Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Elevator No. 4

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000590	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize OB2 Elevator No. 4 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual who is in a medical emergency may be extremely difficult or even impossible, depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the OB2 Elevator No. 4, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

HLB – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000591	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2033

Project Summary

This project will fully modernize HLB Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with HLB Elevators No. 2 and 3.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the HLB Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

HLB – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000592	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize HLB Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with HLB Elevators No. 1 and 3.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the HLB Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

HLB – Elevator No. 3

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000593	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize HLB Elevator No. 3 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with HLB Elevators No. 1 and 2.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the HLB Elevator No. 3, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000594	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize OB2 Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with OB2 Elevators No. 2 and 3.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the OB2 Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000595	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize OB2 Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with OB2 Elevators No. 1 and 3.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the OB2 Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Elevator No. 3

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000596	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize OB2 Elevator No. 3 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with OB2 Elevators No. 1 and 2.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the OB2 Elevator No. 3, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

O'Brien – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000597	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize O'Brien Elevator No. 1 as part of the "Elevator Modernization Project." A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with O'Brien Elevator No. 2.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the O'Brien Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

O'Brien – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000598	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize O'Brien Elevator No. 2 as part of the "Elevator Modernization Project." A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with O'Brien Elevator No. 1.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Condition Assessment established a 10-year management plan to modernize the elevators on a prioritized schedule, with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix, which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.

- Entrapments also pose a unique health risk for some individuals. Evacuating an individual who is in a medical emergency may be extremely difficult or even impossible, depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the O'Brien elevator no 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES'

level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – Elevator No. 1

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000599	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize Leg Elevator No. 1 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Leg Elevators No. 2, 3, and 4.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Condition Assessment established a 10-year management plan to modernize the elevators on a prioritized schedule, with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix, which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Leg Elevator No. 1, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

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During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
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- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

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- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – Elevator No. 2

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000600	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize Leg Elevator No. 2 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Leg Elevators No. 1, 3, and 4.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Condition Assessment established a 10-year management plan to modernize the elevators on a prioritized schedule, with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix, which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
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 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Leg Elevator No. 2, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – Elevator No. 3

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000601	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize Leg Elevator No. 3 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Leg Elevators No. 1, 2, and 4.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment* established a 10-year management plan to modernize the elevators on a prioritized schedule with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Leg Elevator No. 3, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – Elevator No. 4

CBS ID:	40000551	Project Class:	Preservation
Subproject Number:	40000602	Agency Priority:	3
Program:	Minor Works - Elevator Modernization	Starting Fiscal Year:	2034

Project Summary

This project will fully modernize Leg Elevator No. 4 as part of the “Elevator Modernization Project.” A complete modernization will provide the facility with dependable, safe, and reliable elevators.

Grouped elevators, as described in the 2024 Elevator Assessment Matrix should be modernized together. This elevator should be modernized with Leg Elevators No. 1, 2, and 3.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, many of which are beyond their useful and expected life. The Elevator Modernization Condition Assessment established a 10-year management plan to modernize the elevators on a prioritized schedule, with the most critical elevators first. The schedule is shown in the Elevator Assessment Matrix, which prioritizes the elevators and will continue to be updated by DES.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	3/2034 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the Leg Elevator No. 4, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of the elevators.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring this elevator up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- *Elevator Assessment Matrix*. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Department of Enterprise Services

25-35 Minor Works - Clean Buildings

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	Cherberg - Fluorescent to LED Lighting Conversion	\$1,132,787					\$ 1,132,787
2	Cherberg - AHU and VAV System Upgrade	\$1,447,678					\$ 1,447,678
3	Insurance - Fluorescent to LED Lighting Conversion	\$739,211					\$ 739,211
4	Insurance - HVAC Control Upgrade and Duct Sealing	\$1,424,744					\$ 1,424,744
5	Governor's Mansion - Water Cooled VRF System Installation	\$1,144,777					\$ 1,144,777
6	Governor's Mansion - Fluorescent to LED Lighting Conversion	\$270,570					\$ 270,570
7	Leg - Rotunda Chandelier LED Retrofit	\$1,456,000					\$ 1,456,000
8	Cap Court - Fluorescent to LED Lighting Conversion		\$488,564				\$ 488,564
9	Cap Court - WSHHP Replacement and System Integration		\$615,487				\$ 615,487
10	Archives - Lighting and HVAC Controls Renewal		\$716,075				\$ 716,075
11	Archives - Fluorescent to LED Lighting Conversion		\$555,395				\$ 555,395
12	NRB - Replace Chillers			\$ 300,000			\$ 300,000
13	HLB - Fluorescent to LED Lighting Conversion			\$ 1,500,000.00			\$ 1,500,000
14	Yakima - Replace Windows and Exterior Doors			\$ 810,000			\$ 810,000
15	Yakima - Replace HVAC Ductwork			\$ 1,010,000			\$ 1,010,000
16	OB2 - Solar Installation			\$ 991,000			\$ 991,000
17	OB2 - Replace Chillers			\$ 300,000			\$ 300,000
18	Kelso - Replace Windows, Storefronts, and Doors				\$ 545,000		\$ 545,000
19	Kelso - Fluorescent to LED Lighting Conversion				\$ 125,000		\$ 125,000
20	NRB - Solar Installation				\$ 997,000		\$ 997,000
21	HLB - Solar Installation					\$ 994,000	\$ 994,000
22	Old Cap - HVAC Upgrade					\$ 895,000	\$ 895,000
23	OB2 - HVAC Recommissioning Project					\$ 675,000	\$ 675,000
		\$ 7,617,000	\$ 2,375,000	\$ 4,911,000	\$ 1,667,000	\$ 2,564,000	\$ 19,134,000

Cherberg – Fluorescent to LED Lighting Conversion

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000528	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2026

Project Summary

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Cherberg Building on Capitol Campus. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. It will also ensure effective management of increased electrical demands from the new district energy system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Cherberg Building, a significant energy consumer on the Capitol Campus, currently uses outdated fluorescent lighting, which is inefficient and costly. This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project involves replacing all existing fluorescent lights with energy-efficient LED lighting throughout the Cherberg Building. This upgrade will not only reduce energy consumption but also lower maintenance costs due to the longer lifespan of LED lights.

a) When will the project start and be completed?

Construction

| 7/2025 - 9/2025

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current lighting system with minor improvements and implementing partial upgrades in high-use areas only. However, these options were deemed insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this budget request will be the state employees working in the Cherberg Building and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services'

commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity. This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

By reducing the electrical load through initiatives like the LED lighting conversion, we ensure that the new district energy system can operate effectively without overwhelming the existing electrical infrastructure. This approach to managing the electrical demand is fundamental in mitigating system overload risks and paving the way for the seamless integration of more efficient technologies.

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cherberg - AHU and VAV System Upgrade

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000529	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2026

Project Summary

This request targets comprehensive upgrades to the Air Handling Units (AHUs) and Variable Air Volume (VAV) systems at the Cherberg building, a crucial step toward energy optimization and regulatory compliance with HB 1390 for decarbonization.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Cherberg's high EUI and the aging HVAC infrastructure present a significant risk to energy efficiency and occupant comfort. The building's legislative importance on the Capitol Campus further prioritizes its need for reliable and efficient systems.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project involves recalculating ventilation requirements, retrofitting VAV systems, and refurbishing AHUs, including conversions to fan walls. Scheduled to start in 2025 and complete by 2027, the project allows for phased implementation, starting with the most critical systems.

a) When will the project start and be completed?

Design	7/2025 - 12/2025
Construction	1/2026 - 6/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

Upgrading the AHU and VAV systems will significantly reduce energy usage, align with decarbonization strategies, and improve indoor air quality and comfort for building occupants. The retrofit will also decrease maintenance costs and enhance system responsiveness to environmental conditions.

4. What alternatives were explored?

Less comprehensive upgrades and repairs were considered insufficient to meet energy codes or improve system reliability substantially. The chosen approach provides a long-term solution that aligns with legislative requirements and energy savings goals.

a) Why was the recommended alternative chosen?

The chosen alternative will produce an energy-efficient HVAC system, resulting in better performance, lower energy costs, more reliable systems, and lower maintenance time and costs.

5. Which clientele would be impacted by the budget request?

This project primarily benefits the Washington State Senate and Legislative Support Services, whose critical work directly benefits the people of Washington, and who often meet with those constituents in the Cherberg Building.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

May be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The upgraded AHU and VAV system will improve the building’s energy efficiency and decrease the building’s carbon footprint, helping DES meet the state’s energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Insurance – Fluorescent to LED Lighting Conversion

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000530	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2026

Project Summary

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Insurance Building on Capitol Campus. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. It will also ensure effective management of increased electrical demands from the new district energy system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Insurance Building, a significant energy consumer on the Capitol Campus, currently uses outdated fluorescent lighting, which is inefficient and costly. This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project involves replacing all existing fluorescent lights with energy-efficient LED lighting throughout the Governor’s Mansion. This upgrade will not only reduce energy consumption but also lower maintenance costs due to the longer lifespan of LED lights.

a) When will the project start and be completed?

Construction | 7/2025 - 9/2025

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current lighting system with minor improvements and implementing partial upgrades in high-use areas only. However, these options were deemed insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this budget request will be the state employees working in the Insurance Building and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

By reducing the electrical load through initiatives like the LED lighting conversion, we ensure that the new district energy system can operate effectively without overwhelming the existing electrical infrastructure. This approach to managing the electrical demand is fundamental in mitigating system overload risks and paving the way for the seamless integration of more efficient technologies.

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Insurance – HVAC Control Upgrade and Duct Sealing

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000531	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2026

Project Summary

This project will improve the energy efficiency of the Insurance Building by replacing the HVAC controls and sealing the ducting in the building.

This project aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs.

It will also ensure effective management of increased electrical demands from the new district energy system.

This project supports the state's commitment to decarbonization under HB1390 and significantly enhances energy efficiency.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Insurance Building, a significant energy consumer on the Capitol Campus, currently uses outdated HVAC controls, which is inefficient and costly.

Replacing these controls with modern systems will improve building efficiency and occupant comfort and well-being.

The ducting system has gaps that allow air to leak, contributing to poor energy performance. DES proposes to seal leaks by a non-intrusive process which will improve HVAC efficiency, air quality and comfort.

This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The request is for design and construction of HVAC controls replacement and duct sealing. This upgrade will not only reduce energy consumption, but also lower operating costs incurred when heated/cooled air leaks from ducting

a) When will the project start and be completed?

Design	7/2025 - 12/2025
Construction	1/2026 - 12/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

This project will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current HVAC control system. However, this is insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this budget request will be the state employees working in the Insurance Building and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that

meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity.

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

- 13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

Not applicable.

Governor's Mansion - Water Cooled VRF System Installation

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000532	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2026

Project Summary

This project will replace the existing hydronic fan coil units at the Governor's Mansion with water-cooled variable refrigerant flow (VRF) systems, facilitating connection to the new district energy system. This system replacement supports the state's commitment to decarbonization under HB 1390 and significantly enhances energy efficiency.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Governor's Mansion has one of the highest Energy Use Intensities (EUI) on the Capitol Campus, indicating inefficient energy use and a significant opportunity for improvement. The current systems are outdated and incompatible with low-energy strategies crucial for meeting future state energy requirements.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will construct a new HVAC system using water-cooled VRF technology. It is planned to start in 2025 and complete by 2027. The project will be executed in phases to minimize disruption, starting with critical areas first.

a) When will the project start and be completed?

Design	7/2025 - 1/2026
Construction	2/2026 - 12/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore phasing options during the design process.

3. How would the request address the problem or opportunity identified in question #1?

By installing a water-cooled VRF system, the project will lower the building's energy consumption, reduce electrical demand, and set the foundation for future building-wide electrification of heating systems. This directly contributes to achieving the zero-carbon goals outlined in state mandates and improves occupant comfort and system reliability.

4. What alternatives were explored?

Alternatives, including maintaining the current system or minor upgrades, were considered.

a) Why was the recommended alternative chosen?

The recommended water-cooled VRF system was chosen for its superior energy efficiency, ability to integrate with future technologies and alignment with decarbonization goals.

5. Which clientele would be impacted by the budget request?

The Governor's Mansion is both a private and public space. The project primarily benefits the Governor, whose critical work directly benefits the people of Washington. The Governor's family will benefit, as will guests, visitors, and staff.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

May be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The water cooled VRF system will improve the building's energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Governor’s Mansion – Fluorescent to LED Lighting Conversion

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000533	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2026

Project Summary

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Governor’s Mansion on Capitol Campus. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. It will also ensure effective management of increased electrical demands from the new district energy system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Governor’s Mansion, a significant energy consumer on the Capitol Campus, currently uses outdated fluorescent lighting, which is inefficient and costly. This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project involves replacing all existing fluorescent lights with energy-efficient LED lighting throughout the Governor’s Mansion. This upgrade will not only reduce energy consumption but also lower maintenance costs due to the longer lifespan of LED lights.

a) When will the project start and be completed?

Construction | 7/2025 - 9/2025

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current lighting system with minor improvements and implementing partial upgrades in high-use areas only. However, these options were deemed insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this budget request will be the state employees working in the Governor's Mansion and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

By reducing the electrical load through initiatives like the LED lighting conversion, we ensure that the new district energy system can operate effectively without overwhelming the existing electrical infrastructure. This approach to managing the electrical demand is fundamental in mitigating system overload risks and paving the way for the seamless integration of more efficient technologies.

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg - Rotunda Chandelier LED Retrofit

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000534	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2026

Project Summary

The cast bronze “Angels of Mercy” Tiffany chandelier in the Rotunda of the Legislative Building is nearly 100 years old, and occupies a pivotal space in the building. It is kept on 24 hours a day, year-round.

The chandelier is lamped, or wired, for ~230 compact fluorescent (CFL) traffic light bulbs. This project will convert the fixture from CFL to energy efficient Light Emitting Diode (LED). In addition, the chandelier will be cleaned as a preservation measure.

This project will help to reduce the electrical load in the Legislative Building, improve the illumination of architectural features, and clean the central lighting fixture for the upcoming 2028 Legislative Building Centennial.

This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. It will also ensure effective management of increased electrical demands from the new district energy system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Records indicate that the fixture was converted to CFL during the Legislative Building Rehabilitation project, after the 2001 Nisqually earthquake. CFL was the best available technology at the time.

The 2023 Energy Services Proposal recommended converting all fixtures in the Legislative Building to LED. LED lights consume less power than CFLs, generate less heat, have a longer life span, improved light quality and contain no mercury.

This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

The 2028 Legislative Building Centennial provides an opportunity to both clean the beautiful historic fixture and improve illumination and energy efficiency.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will result in a newly cleaned, energy efficient historic light fixture in the Rotunda. Funding will cover the cost to:

- Erect temporary scaffolding in the Rotunda to reach the chandelier.
- Clean the bronze per preservation standards and methods.
- Remove CFL lamping and replace with LED after fixture is cleaned.

a) When will the project start and be completed?

Construction | 7/2025 - 12/2025

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Phasing is not required or recommended.

3. How would the request address the problem or opportunity identified in question #1?

DES is taking measures to reduce the overall electrical load on the Capitol Campus PSE sub-station. Converting fluorescent fixtures to LED in buildings on the PSE substation is a simple way to reduce building electrical usage. The Tiffany fixture in the Rotunda is on every day all year, and helps to illuminate the architectural features of the Legislative Building. By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Two options were explored: do nothing or convert the fixture from fluorescent to LED.

a) Why was the recommended alternative chosen?

LED is more energy efficient than fluorescent, and the LED conversion offers an opportunity to utilize scaffolding to clean the historic Tiffany fixture.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this project will be staff, state employees, and visitors, and the broader public through reduced state energy costs.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

Not applicable.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

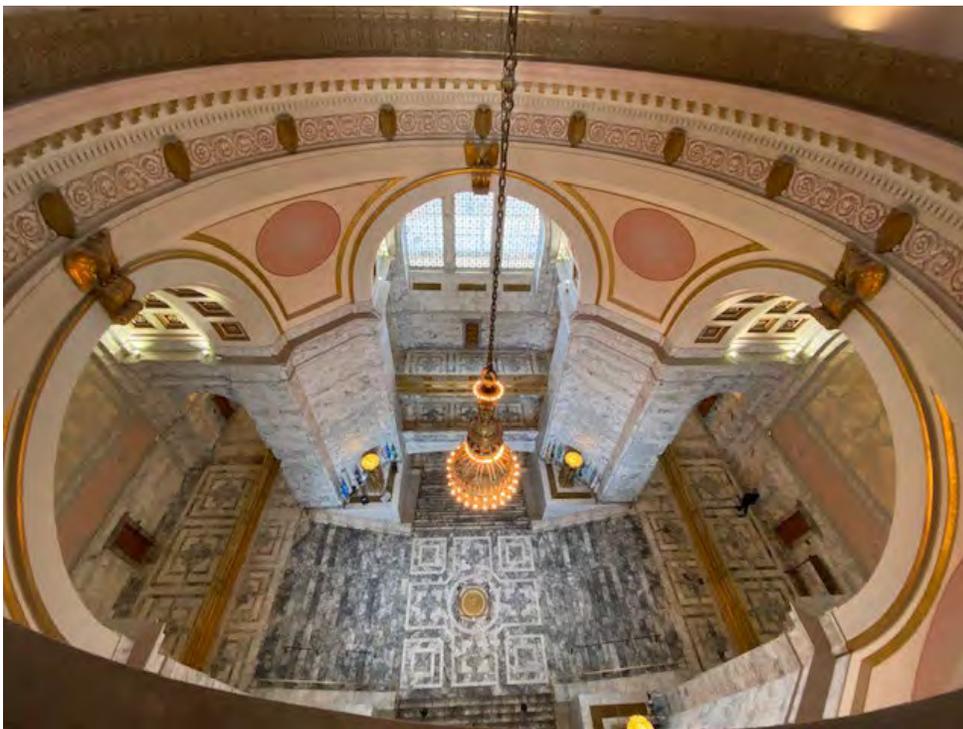
Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

References and Images:

- Legislative Building, Washington State Capitol Campus, Artifacts Historic Structures Report, 2001
- Historic Light Fixtures, Department of General Administration, Cultural Resources Program, January 2004
- Legislative Building Energy Services Proposal, UMC, 2023
- 2023 Department of Enterprise Services Washington Capitol Campus Facility Condition Assessment

Images:





The chandelier, which weighs 10,000 lbs., and measures 8' in diameter, is suspended 25' above the Rotunda floor from a 101' chain reinforced with a Kevlar rope.

The highly decorated open cage is made of cast bronze. The rings of bulbs are mounted on the exterior and the cast glass bottom of the fixture is illuminated from within.

The following photos were taken during the Legislative Rehabilitation project.





13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cap Court – Fluorescent to LED Lighting Conversion

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000535	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2028

Project Summary

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Capitol Court Building on Capitol Campus. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. It will also ensure effective management of increased electrical demands from the new district energy system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Court Building (Cap Court), a significant energy consumer on the Capitol Campus, currently uses outdated fluorescent lighting, which is inefficient and costly. This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project involves replacing all existing fluorescent lights with energy-efficient LED lighting throughout Cap Court. This upgrade will not only reduce energy consumption but also lower maintenance costs due to the longer lifespan of LED lights.

a) When will the project start and be completed?

Construction | 7/2027 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current lighting system with minor improvements and implementing partial upgrades in high-use areas only. However, these options were deemed insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this budget request will be the state employees working in Cap Court, and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity. This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

By reducing the electrical load through initiatives like the LED lighting conversion, we ensure that the new district energy system can operate effectively without overwhelming the existing electrical infrastructure. This approach to managing the electrical demand is fundamental in mitigating system overload risks and paving the way for the seamless integration of more efficient technologies.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cap Court - WSHP Replacement and System Integration

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000536	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2028

Project Summary

This project involves replacing outdated Water Source Heat Pumps (WSHPs) at Capitol Court with new, high-efficiency models. This will significantly improve the building's energy performance and align with HB1390 decarbonization strategies.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Capitol Court’s high EUI and the aging HVAC infrastructure present a significant risk to energy efficiency and occupant comfort. The building's operational importance on the Capitol Campus further prioritizes its need for reliable and efficient systems.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will replace and integrate the existing WSHP units into the campus controls system. The replacement is scheduled to start in 2027 and be completed by 2029, with possible phases to ensure continuous operation during upgrades. The project involves recalculating ventilation requirements, retrofitting VAV systems, and refurbishing AHUs, including conversions to fan walls. Scheduled to start in 2025 and complete by 2027, the project allows for phased implementation, starting with the most critical systems.

a) When will the project start and be completed?

Design	7/2027 - 12/2027
Construction	1/2028 - 12/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

New high-efficiency WSHPs will significantly reduce energy use, lower operational costs, and increase reliability and comfort levels within the building. This project directly contributes to state goals of reducing carbon emissions and enhancing energy efficiency.

4. What alternatives were explored?

Preferred Alternative – This project will replace and integrate the existing WSHP units into the campus controls system.

No Action – The existing WSHP units will continue to be outdated and energy inefficient.

a) Why was the recommended alternative chosen?

Replacing the units with high-efficiency models was chosen for its long-term benefits in energy savings, reliability, and alignment with decarbonization goals.

5. Which clientele would be impacted by the budget request?

This project primarily benefits the numerous agencies who occupy Cap Court, whose work directly benefits the people of Washington. Agency clients and visitors will also benefit.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

May be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The high efficiency water source heat pumps will improve the building’s energy efficiency and decrease the building’s carbon footprint, helping DES meet the state’s energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257)

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Archives – Lighting and HVAC Controls Renewal

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000537	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2028

Project Summary

The Archives project seeks to implement advanced lighting systems and HVAC controls to improve energy efficiency, enhance occupant comfort, and meet stringent state energy and environmental regulations. This modernization supports the state's commitment to decarbonization under HB1390 and significantly enhances energy efficiency.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The current lighting and HVAC systems at the Archives are outdated and inefficient, leading to high energy costs and suboptimal environmental conditions. Replacing these controls with modern systems will improve building efficiency and occupant comfort and well-being.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will install LED lighting and modern HVAC controls.

a) When will the project start and be completed?

Design	7/2027 - 1/2028
Construction	2/2028 - 12/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization

3. How would the request address the problem or opportunity identified in question #1?

Implementing the latest lighting and control technologies will reduce energy use and improve environmental conditions. This aligns with state mandates for energy efficiency and supports the overall goal of decarbonization.

4. What alternatives were explored?

Less comprehensive updates and maintaining the status quo were considered but would not meet future energy requirements or improve system functionality to the necessary extent.

a) Why was the recommended alternative chosen?

The chosen approach ensures compliance with new regulations and offers significant long-term benefits.

5. Which clientele would be impacted by the budget request?

The Archives Building is occupied by the Office of the Secretary of State. The primary beneficiaries of this budget request will be the state employees working in the Archives Building and the broader public through reduced state energy costs.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that

meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

By reducing the electrical load through initiatives like the lighting and controls modernizations, we ensure that the new district energy system can operate effectively without overwhelming the existing electrical infrastructure. This approach to managing the electrical demand is fundamental in mitigating system overload risks and paving the way for the seamless integration of more efficient technologies.

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Archives – Fluorescent to LED Lighting Conversion

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000538	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2028

Project Summary

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Archives Building on Capitol Campus. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. It will also ensure effective management of increased electrical demands from the new district energy system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Archives Building, a significant energy consumer on the Capitol Campus, currently uses outdated fluorescent lighting, which is inefficient and costly. This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project involves replacing all existing fluorescent lights with energy-efficient LED lighting throughout the Archives Building. This upgrade will not only reduce energy consumption but also lower maintenance costs due to the longer lifespan of LED lights.

a) When will the project start and be completed?

Construction

| 7/2028 - 9/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current lighting system with minor improvements and implementing partial upgrades in high-use areas only. However, these options were deemed insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The Archives Building is occupied by the Office of the Secretary of State. The primary beneficiaries of this budget request will be the state employees working in the Archives Building and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

By reducing the electrical load through initiatives like the LED lighting conversion, we ensure that the new district energy system can operate effectively without overwhelming the existing electrical infrastructure. This approach to managing the electrical demand is fundamental in mitigating system overload risks and paving the way for the seamless integration of more efficient technologies.

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB - Replace Chillers

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000539	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2030

Project Summary

This request will fund replacement of the chiller units for the Natural Resources Building (NRB), which are over 30 years old, are leaking and at the end of their useful life. Replacing the chillers is a crucial step toward energy optimization and regulatory compliance with HB 1390 for decarbonization.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Many of the systems in the NRB require replacement or major repairs. Leaks found in the chiller system, which was installed during original construction in 1992, are causing unwanted moisture, resulting in the formation of corrosive acids and rust. This reduces functionality, increases maintenance and operating costs, and will cause failure.

Air quality and working conditions are negatively impacted when this system is down.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This funding request is for the design and construction of chiller units. New chillers will significantly reduce energy usage, align with decarbonization strategies, and improve indoor air quality and comfort for building occupants.

This replacement project will need to happen after the cooling season (fall/winter) to be back online by spring/summer.

a) When will the project start and be completed?

Design

| 7/2029 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

Replacing the chillers will significantly reduce energy usage, align with decarbonization strategies, and improve indoor air quality and comfort for building occupants. The retrofit will also decrease maintenance costs and enhance system responsiveness to environmental conditions.

4. What alternatives were explored?

The ongoing maintenance and repair of these failing units is increasing in frequency and cost. Replacement provides a long-term solution that aligns with legislative requirements and energy savings goals.

a) Why was the recommended alternative chosen?

The chosen alternative will produce an energy-efficient HVAC system, resulting in better performance, lower energy costs, more reliable systems, and lower maintenance time and costs.

5. Which clientele would be impacted by the budget request?

NRB is occupied by several agencies, including the Department of Natural Resources, Department of Fish and Wildlife, Department of Agriculture, and the Resource Conservation Office.

The tenants, their clients, and visitors will benefit from this project. There is no anticipated need for swing space.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- The [Governor's Results Washington](#) goals:
 - Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case state agencies.
 - Goal #3 Sustainable energy & a clean environment by reducing energy consumption.
- DES agency strategies, priorities, and initiatives:
 - Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
 - DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

- 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

The replacement of the chillers will contribute to improved energy efficiency and support both EO 20-01 and RCW 19.27A.

- 11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

- 13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

Not applicable.

HLB – Fluorescent to LED Lighting Conversion

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000540	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2030

Project Summary

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Highways-Licenses Building (HLB) on Capitol Campus. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. It will also ensure effective management of increased electrical demands from the new district energy system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

HLB, a significant energy consumer on the Capitol Campus, currently uses outdated fluorescent lighting, which is inefficient and costly. This project addresses the urgent need to reduce energy consumption and minimize the increased electrical load expected from the upcoming replacement of the campus district energy system.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project involves replacing all existing fluorescent lights with energy-efficient LED lighting throughout the HLB. This upgrade will not only reduce energy consumption but also lower maintenance costs due to the longer lifespan of LED lights.

a) When will the project start and be completed?

Construction

7/2029 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current lighting system with minor improvements and implementing partial upgrades in high-use areas only. However, these options were deemed insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this budget request will be the state employees working in the HLB and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will support a future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

By reducing the electrical load through initiatives like the LED lighting conversion, we ensure that the new district energy system can operate effectively without overwhelming the existing electrical infrastructure. This approach to managing the electrical demand is fundamental in mitigating system overload risks and paving the way for the seamless integration of more efficient technologies.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Yakima - Replace Windows and Exterior Doors

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000541	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2030

Project Summary

This project will install new windows and exterior storefront doors in the Yakima building. The existing original windows and doors are failing and are not energy efficient. This window and door system replacement project supports the state's commitment to decarbonization under HB 1390 and significantly enhances energy efficiency.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Yakima Building, built in 1986, has the original single pane windows which are leaky and not energy efficient. These windows are incompatible with low-energy strategies crucial for meeting future state energy requirements.

These windows have failed or failing seals that allow water into the building. This moisture intrusion creates an environment for growth of organic materials on interior walls.

The doors on the east and west have obsolete closures and hardware. Repair and maintenance on these doors is expensive.

This project is a priority because interior damage to the building will continue, and operating costs will increase due to wall repair caused by the window leaking.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

- The request will produce design and construction for: Replacement of all windows with energy efficient double-paned glass and installation of new metal frames.
- Replacement of store front doors on the south and east side of the building.

a) When will the project start and be completed?

Design	7/2029 - 12/2029
Construction	1/2030 - 12/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore phasing options during the design process.

3. How would the request address the problem or opportunity identified in question #1?

Window and door system replacements will:

- protect the building structural components.
- improve energy efficiency.
- extend the useful life of the building.
- preserve the asset value.
- improve the operation of the doors.
- reduce maintenance expenses.
- improve building security.
- Improve occupant comfort

4. What alternatives were explored?

A phased approach with two separate projects could be done. One phase would replace windows, the other phase would replace doors. This approach is likely less cost effective than performing all work under one contract.

No action- If no action is taken, the building will continue to incur repair costs to the doors and windows, no changes to improve building security and utility costs will remain the same.

a) Why was the recommended alternative chosen?

The recommended full replacement of all windows and doors was chosen for its superior energy efficiency, building preservation, and occupant health, safety, security, and comfort.

5. Which clientele would be impacted by the budget request?

The Yakima Building is occupied by the Department of Social and Health Services and the Department of Children, Youth and Families. These agencies perform critical work which directly benefits the people of Washington. The tenants, their clients, visitor, and staff will benefit from a more comfortable and secure building. During the design phase, consultants and project management will coordinate and identify the construction schedules with tenants. Consultants, contractor, and project manager will make every effort to minimize the disruption.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

May be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

New window and exterior door systems will improve the building's energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Yakima - Replace HVAC Ductwork

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000542	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2030

Project Summary

This project will remove deteriorating fiberboard HVAC system ducting and replace them with sheet metal ducting. The existing fiberboard ductwork is failing above the ceiling.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Yakima Building is a brick, three-story office building with an original fiberboard HVAC duct system installed in 1985. The fiberboard duct is deteriorating above the ceiling. Controlling the climate in a building requires air to be distributed through the ducting. The deteriorating fiberboard leaks, impacting the heating and cooling. Currently, the fan system has difficulty sustaining the appropriate duct pressure to ventilate the office spaces appropriately. The sheet metal ductwork will be significantly more durable and will support a longer life expectancy of the HVAC system.

Other impacts include:

Health and Safety:

When the duct falls or breaks loose falling on the ceiling, indoor air quality is impacted. Falling fiberboard is a safety hazard should the board fall through the ceiling onto occupants.

Energy Efficiency: The ducting is no longer sealed and leaks significantly, resulting in severe inefficiency in the system. Replacing with sheet metal will improve the efficiency of the building and provide a higher degree of control and comfort for the tenants.

Health, safety, and energy efficiency are high priorities.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request is for design and construction of a new ducting system. This project will remove the existing fiberboard duct system and install new sheet metal HVAC ducting throughout the building. .

a) When will the project start and be completed?

Design	7/2029 - 1/2030
Construction	2/2030 - 12/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project cannot be phased once construction begins. The ductwork is one continuous system.

3. How would the request address the problem or opportunity identified in question #1?

Replacing the ducting throughout the building will enhancing tenant health and safety, improve the energy efficiency of the building and provide a higher degree of control and comfort for the tenants. Additionally, the HVAC system will function better.

4. What alternatives were explored?

During the design phase of this project, the team will review optional approaches to resolving the issue. To do nothing is a risk alternative due to the continuing degradation of the existing ductwork, compromised air quality and safety risk to tenants, and higher than necessary energy costs.

a) Why was the recommended alternative chosen?

Removing the deteriorated ductwork and replacing it with sheet metal ducting is needed for safety, energy efficiency, and improved air quality.

5. Which clientele would be impacted by the budget request?

The Yakima Building is occupied by the Department of Social and Health Services, and the Department of Children, Youth and Families.

The building occupants, along with their clients and visitors, will be the primary beneficiaries of the project.

Tenants will experience temporary, moderate disruption in their work area as work progresses throughout the building. The project design will work to minimize these impacts and disruptions. DES does not anticipate the need for swing space, but any swing space requirement will be determined during the project design.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- Governor's Results Washington: Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - o aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

May be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The upgraded ducting system will improve the building's energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Solar Installation

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000543	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2030

Project Summary

This project will install photovoltaic solar collector arrays, commonly known as solar panels, on Office Building 2 (OB2).

Solar energy reduces state greenhouse gas emission limits identified in [HB2311-2019-20](#) and will generate renewable energy for years to come.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This project will reduce the state’s reliance on fossil fuels and electricity provided by the electric grid by generating power at the facility location. This work will likely reduce greenhouse emissions on the Capitol Campus while supporting the following three directives:

- [E2SHB 2311 Amending state greenhouse gas emission limits](#)
- [Clean Buildings Law HB1257](#)
- [State efficiency and environmental performance executive order](#) – Executive Order 20-01

This project will help the state in meeting the amended requirements to reduce state greenhouse gas emission limits identified in [HB2311-2019-20](#).

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The funding request is for design and construction of photovoltaic solar collectors on OB2, along with energy management systems and electrical modifications. A structural analysis of the roof decks will be performed, and modifications will be made of the roof

decks and roofing system as required to maintain the waterproof integrity of the roofing system as well as provide solar units.

a) When will the project start and be completed?

Design	8/2029 - 12/2029
Construction	1/2030 - 6/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Potential project phasing will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project will help reduce greenhouse gas emissions and help address climate change while meeting the requirements of the three directives identified in question #1. This project has been scheduled in the DES ten year plan to align with projects that will ensure that the roofing systems can accommodate the solar collectors and associated systems. Not funding the request will reduce the opportunities that are available to DES to be compliant with the intent of: [E2SHB 2311 Amending state greenhouse gas emission limits Clean Buildings Law HB1257](#) [State efficiency and environmental performance executive order](#)

4. What alternatives were explored?

This Programmatic Project cannot be addressed through maintenance resources. "No-Action" means that we will have missed an opportunity to meet the intent of the directives outlined in question #1.

a) Why was the recommended alternative chosen?

Not applicable.

5. Which clientele would be impacted by the budget request?

This project is a sustainability project, reducing the reliance on fossil fuels, electricity and demonstrates the Governor's and the DES goals of reducing greenhouse gas emissions. The tenants will be working in a building that is actively participating in the reduction of greenhouse gas emissions.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- Governor's Results Washington goals: Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, the tenant agency. Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model - Big 3 initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Facility Management strategies of:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Installation of solar voltaic panels system will improve the building's energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Replace Chillers

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000544	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2030

Project Summary

This request is for the replacement of the chiller units for the Office Building 2 (OB2), which are over 30 years old, are leaking and at the end of their useful life. Replacing the chillers will improve energy efficiency.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Many of the systems in the OB2 require replacement or major repairs. Leaks found in the chiller system, which was installed during original construction in 1992, are causing unwanted moisture, resulting in the formation of corrosive acids and rust. This reduces functionality, increases maintenance and operating costs, and will cause failure.

Air quality and working conditions are negatively impacted when this system is down.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This funding request is for the design and construction of chiller units. New chillers will significantly reduce energy usage, align with decarbonization strategies, and improve indoor air quality and comfort for building occupants.

This replacement project will need to happen after the cooling season (fall/winter) to be back online by spring/summer.

a) When will the project start and be completed?

Design

| 7/2029 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

Replacing the chillers will significantly reduce energy usage, align with decarbonization strategies, and improve indoor air quality and comfort for building occupants. The retrofit will also decrease maintenance costs and enhance system responsiveness to environmental conditions.

4. What alternatives were explored?

The ongoing maintenance and repair of these failing units is increasing in frequency and cost. Replacement provides a long-term solution that aligns with legislative requirements and energy savings goals.

a) Why was the recommended alternative chosen?

The chosen alternative will produce an energy-efficient HVAC system, resulting in better performance, lower energy costs, more reliable systems, and lower maintenance time and costs.

5. Which clientele would be impacted by the budget request?

The project will benefit all tenants and public visitors of Office Building 2.

The tenants, their clients, and visitors will benefit from this project. There is no anticipated need for swing space.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports:

The [Governor’s Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case state agencies.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

DES Facility Management strategies of:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The replacement of the chillers will contribute to improved energy efficiency and support both EO 20-01 and RCW 19.27A.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Kelso - Replace Windows and Exterior Doors

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000546	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2032

Project Summary

This project will install new windows and exterior storefront doors in the Kelso building. The existing original windows and doors are failing and are not energy efficient.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Kelso Building, built in 1970, has the original single pane windows which are leaky and not energy efficient. These windows are incompatible with low-energy strategies crucial for meeting future state energy requirements.

These windows have failed or failing seals that allow water into the building. This moisture intrusion creates an environment for the growth of organic materials on interior walls.

The doors on the south and east of the building have obsolete closures and hardware. Repair and maintenance on these doors is expensive.

This project is a priority because interior damage to the building will continue, and operating costs will increase due to wall repair caused by the window leaking.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will produce design and construction for:

- Replacement of all windows with energy efficient double-paned glass and installation of new metal frames
- Replacement of store front doors on the south and east side of the building

a) When will the project start and be completed?

Design	7/2031 - 12/2031
Construction	1/2032 - 12/2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore phasing options during the design process.

3. How would the request address the problem or opportunity identified in question #1?

Window and door system replacements will:

- protect the building structural components.
- improve energy efficiency.
- extend the useful life of the building.
- preserve the asset value.
- improve the operation of the doors.
- reduce maintenance expenses.
- improve building security.
- Improve occupant comfort

4. What alternatives were explored?

Alternatives include:

Phased approach with two separate projects - replacing windows and replacing the storefronts. This approach will not capture all the energy savings and will still have repair costs to the areas without replacement.

No action- If no action is taken, the building will continue to incur repair costs to the doors and windows, no changes to improve building security and utility costs will remain the same.

a) Why was the recommended alternative chosen?

The recommended full replacement of all windows and doors was chosen for its superior energy efficiency, building preservation, and occupant health, safety, security, and comfort.

5. Which clientele would be impacted by the budget request?

The Kelso Building is occupied by the Department of Social and Health Services, Department of Children, Youth and Families, and Labor and Industries. These agencies critical work directly benefits the people of Washington. The tenants, their clients, visitor, and staff will benefit from a more comfortable and secure building.

During the design phase, consultants and project management will coordinate and identify the construction schedules with tenants. Consultants, contractor, and project manager will make every effort to minimize the disruption.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

May be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

New window and exterior door systems will improve the building's energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Kelso – Fluorescent to LED Lighting Conversion

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000545	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2032

Project Summary

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Kelso Building. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The project aims to replace outdated fluorescent lighting with energy-efficient LED fixtures in the Kelso Building. This aligns with state energy efficiency goals and will significantly decrease energy consumption and maintenance costs. This project supports the state's commitment to decarbonization under HB1390 and significantly enhances energy efficiency.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will convert all existing fluorescent lights with energy-efficient LED lighting throughout the Kelso Building. This upgrade will not only reduce energy consumption but also lower maintenance costs due to the longer lifespan of LED lights.

a) When will the project start and be completed?

Construction

| 7/2031 - 9/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased. Completing the work under one contract will save time and money through reduced contractor mobilization.

3. How would the request address the problem or opportunity identified in question #1?

By converting to LED lighting, this project directly reduces the building's energy consumption. LEDs consume up to 75% less energy and last 25 times longer than fluorescent bulbs. This conversion will significantly decrease the overall electrical demand of the building, easing the transition to the new district energy system and ensuring efficient energy use.

4. What alternatives were explored?

Alternatives considered included maintaining the current lighting system with minor improvements and implementing partial upgrades in high-use areas only. However, these options were deemed insufficient for meeting the broader goals of energy efficiency and were not cost-effective in the long term.

a) Why was the recommended alternative chosen?

The alternative recommended is the most cost-effective path forward.

5. Which clientele would be impacted by the budget request?

The primary beneficiaries of this budget request will be the state employees working in the Kelso Building and the broader public through reduced state energy costs.

The construction impact will be minimal and short.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project will directly support establishing a new district energy system to heat and cool the Capitol Campus, supporting a stable, safe, and resilient Capitol Campus that meets the COOP goals of the Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#).

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will support a future energy landscape of the State for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Solar Installation

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000547	Agency Priority:	4
Program:	Minor Works – Clean Buildings Program	Starting Fiscal Year:	2032

Project Summary

This project will install photovoltaic solar collector arrays, commonly known as solar panels, on the Natural Resources Building (NRB). Solar energy reduces state greenhouse gas emission limits identified in [HB2311-2019-20](#) and will generate renewable energy for years to come.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This project will reduce the state’s reliance on fossil fuels and electricity provided by the electric grid by generating power at the facility location. This work will likely reduce greenhouse emissions on the Capitol Campus while supporting the following three directives:

- [E2SHB 2311 Amending state greenhouse gas emission limits](#)
- [Clean Buildings Law HB1257](#)
- [State efficiency and environmental performance executive order](#) – Executive Order 20-01

This project will help the state in meeting the amended requirements to reduce state greenhouse gas emission limits identified in [HB2311-2019-20](#).

The [State efficiency and environmental performance executive order](#), under the Energy Efficiency in Owned and Leased Facilities section, required agencies adopt and implement plans to reduce energy use in state-owned facilities. Solar collectors are one of the ways that DES can meet the intent of this Executive Order without pursuing costly and disruptive retrofit projects.

This project aligns with the DES Purpose Statement to [strengthen the business of government](#), and the primary themes described in the DES Introduction of the 2021-31 10 Year Plan:

- Invest in existing assets through renovation, replacement and updating utilities infrastructure and building systems.

SEEP – Improving energy efficiency and accelerating the adoption of renewable energy in DES managed facilities.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will fund design and construction for the installation of solar panels, along with energy management systems and electrical modifications.

A structural analysis of the roof decks will be performed, and modifications will be made of the roof decks and roofing system as required to maintain the waterproof integrity of the roofing system as well as provide solar units.

a) When will the project start and be completed?

Design	8/2031 - 12/2032
Construction	1/2032 - 5/2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project will help reduce greenhouse gas emissions and help address climate change while meeting the requirements of the three directives identified in question #1. Not funding the request will reduce the opportunities that are available to DES to be compliant with the intent of: [E2SHB 2311 Amending state greenhouse gas emission](#)

[limits Clean Buildings Law HB1257 State efficiency and environmental performance executive order](#)

4. What alternatives were explored?

This Programmatic Project cannot be addressed through maintenance resources. "No-Action" means that we will have missed an opportunity to meet the intent of the directives outlined in question #1.

a) Why was the recommended alternative chosen?

Not applicable.

5. Which clientele would be impacted by the budget request?

NRB is occupied by the Department of Natural Resources, Department of Fish and Wildlife, Department of Agriculture, and the Resource Conservation Office. The tenants, their clients, and visitors will benefit from this project.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#) goals:
- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, state agencies.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- And is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project will help meet the sustainability and greenhouse gas emissions requirements as defined by the: State efficiency and environmental performance executive order. As well as the [E2SHB 2311 Amending state greenhouse gas emission limits](#) and [Clean Buildings Law HB1257](#).

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The installation of solar panels will contribute to improved energy efficiency and support both EO 20-01 and RCW 19.27A.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state’s obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

HLB – Solar Installation

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000547	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2034

Project Summary

This project will install solar panels on the Highways- Licenses Building (HLB).

Solar energy reduces state greenhouse gas emission limits identified in [HB2311-2019-20](#) and will generate renewable energy for years to come.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This project will reduce the state’s reliance on fossil fuels and electricity provided by the electric grid by generating power at the facility location. This work will likely reduce greenhouse emissions on the Capitol Campus while supporting the following three directives:

- [E2SHB 2311 Amending state greenhouse gas emission limits](#)
- [Clean Buildings Law HB1257](#)
- [State efficiency and environmental performance executive order](#) – Executive Order 20-01

This project will help the state in meeting the amended requirements to reduce state greenhouse gas emission limits identified in [HB2311-2019-20](#).

The [State efficiency and environmental performance executive order](#) under the Energy Efficiency in Owned and Leased Facilities section, agencies are to adopt and implement plans to reduce energy use in state-owned facilities. Solar collectors are one of the ways that DES can meet the intent of this executive order, without costly and disruptive retrofit projects.

This project aligns with the DES Purpose Statement to [strengthen the business of government](#), and the primary themes described in the DES Introduction of the 2021-31 10 Year Plan:

- Invest in existing assets through renovation, replacement and updating Utilities infrastructure and building systems.

SEEP – Improving energy efficiency and accelerating the adoption of renewable energy in DES managed facilities.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The request is to fund design and construction for the instillation of solar panels on HLB along with associated energy management systems and electrical modifications.

A structural analysis of the roof decks will be performed, and modifications will be made of the roof decks and roofing system as required to maintain the waterproof integrity of the roofing system.

a) When will the project start and be completed?

Design	9/3034 - 12/2034
Construction	5/2035 - 12/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Phasing will be explored during design.

3. How would the request address the problem or opportunity identified in question #1?

This project will help reduce greenhouse gas emissions and help address climate change while meeting the requirements of the three directives identified in question #1. This project has been scheduled in the DES ten-year plan to align with projects that will ensure that the roofing systems can accommodate the solar collectors and associated systems.

4. What alternatives were explored?

This Programmatic Project cannot be addressed through maintenance resources. "No-Action" means that we will have missed an opportunity to meet the intent of the directives outlined in question #1.

a) Why was the recommended alternative chosen?

Not applicable.

5. Which clientele would be impacted by the budget request?

HLB is occupied by the Department of Licensing and by the Office of the Attorney General. The tenants, their clients and visitors will be the primary beneficiaries of the project.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- Governor's Results Washington goals: Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, the tenant agency. Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

DES Facility Management strategies of:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

- aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project will help meet the sustainability and greenhouse gas emissions requirements as defined by the: State efficiency and environmental performance executive order. As well as the *E2SHB 2311 Amending state greenhouse gas emission limits and Clean Buildings Law HB1257*

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The installation of solar panels will contribute to improved energy efficiency and support both EO 20-01 and RCW 19.27A.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

12. The installation of solar panels will contribute to improved energy efficiency and support both EO 20-01 and RCW 19.27A. Is there additional information you would like decision makers to know when evaluating this request?

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Old Cap – HVAC Upgrade

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000549	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2034

Project Summary

This request targets comprehensive upgrades the HVAC system in the historic Old Capitol Building, (Old Cap) a crucial step toward energy optimization.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The existing heating, ventilating, air conditioning (HVAC) system in Od Cap relies on old technology, is difficult to maintain and lacks the ability to sustain proper workspace temperature and ventilation. Current deficiencies include:

- Variable Air Volume (VAV) boxes that utilize the original pneumatic controls are difficult to maintain, use more energy and compromise tenant comfort.
- An oversized chiller that can only be operated when the building cooling load is large enough to keep the chiller on-line, typically when the outside air exceeds 65 degrees Fahrenheit.
- Centrifugal compressor noises that disturb the tenants due to the location of the chiller within the facility.
- Inefficient chiller and cooling towers that need to be upgraded to improve operation and extend their useful life and improve efficiency.

This is a priority project required to keep the Old Capitol in good repair, preserve it as an important historic resource and improve the working conditions for tenants.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request is for design and construction to: :

- Update the remainder of the VAV boxes including conversion from pneumatic to Direct Digital Controls (DDC).
- Adjust the heating zones served by the VAV were appropriate.
- Refurbish the chiller and cooling tower.
 - Include in the refurbishment all appropriate upgrades and modifications to the chiller refrigerant header, power panel and controls in order to provide a fully functioning system.
- Install a new Variable Frequency Drive (VFD) to provide variable flow to the tower fan; Installing a new control system to operate the chiller, pumps, and cooling tower

a) When will the project start and be completed?

Design	8/2033 - 2/2034
Construction	5/2034 - 12/2034

b) Identify whether the project can be phased, and if so, which phase is included in the request.

While a phased approach is possible, it is not recommended as it would add cost, complexity, and tenant impacts.

3. How would the request address the problem or opportunity identified in question #1?

Upgrading the HVAC will significantly reduce energy usage, align with decarbonization strategies, and improve indoor air quality and comfort for building occupants. The retrofit will also decrease maintenance costs and enhance system responsiveness to environmental conditions.

The existing HVAC system in the Old Capitol Building relies on old technology, is difficult to maintain and lacks the ability to sustain proper workspace temperature and ventilation.

While the HVAC system had a partial upgrade in 2011-12 to replace the boilers, retrofit some Variable Air Volume (VAV) boxes and recommission the system additional upgrades are still needed. The aging systems are at higher risk of failure which could result in expensive, time consuming and unprogrammed repairs or replacements.

In its current configuration, the HVAC system is not energy efficient and does not provide comfortable working conditions for tenants as the appropriate range for temperature and ventilation are difficult to maintain.

Upgrading the system will:

- Enhances the indoor air quality and the working conditions for the tenants, their clients, and their guests.
- Greatly improve the energy efficiency of the building and lower the annual operating costs.
- Make significant progress to meeting the Sustainable Energy & Clean Environment Objectives (EO 20-01)

4. What alternatives were explored?

The design portion of this project will explore alternatives within the project.

a) Why was the recommended alternative chosen?

The design portion of this project will explore alternatives within the project.

5. Which clientele would be impacted by the budget request?

Old Cap is currently home to the Office of the Superintendent of Public Instruction. The existing HVAC conditions have significantly (and will likely continue to) affect the daily operations of OSPI.

Old Cap is a treasure for the State of Washington. The two components were built in 1892 (original) and 1905 (East Annex) and have withstood fires, earthquakes, windstorms, blizzards, and other hardships both natural and man-made. It is a landmark building in downtown Olympia.

DES anticipates that the tenants will be impacted by reasonable construction noise and dirt. The project will involve work overhead and may require limited relocation of some staff for short durations. DES does not anticipate a need for swing space in order to complete this project.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities, and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The upgraded HVAC system will improve the building's energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – HVAC Recommissioning

CBS ID:	40000527	Project Class:	Preservation
Subproject Number:	40000550	Agency Priority:	4
Program:	Minor Works – Clean Buildings	Starting Fiscal Year:	2034

Project Summary

The building systems within Office Building Two (OB2) are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was first constructed in 1975. If this project is not funded, several minor works projects will be needed to keep the essential building systems functional, including this recommissioning project.

Recommissioning is a process that is undertaken to test the system and equipment, and to note recommended adjustments to correct deficiencies. Recommissioning will ensure the HVAC system is running at optimum levels of efficiency and is still aligned with occupant needs.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The HVAC system in OB2 has not been recommissioned in recent years. Recommissioning should be done approximately every five years to keep the building system working at optimum levels. As tenant improvements change space layouts and other changes occur within the building, the HVAC system should be recommissioned to keep up with these changes.

Currently, doors fail to close properly because of pressure issues within the building, creating security risks. In addition, the system uses more energy than necessary because it is not programmed for optimum efficiency for the current layout and systems. If components of the HVAC system are replaced piecemeal, recommissioning is even more critical to ensure the parts are working together appropriately and efficiently.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request is to recommission the HVAC system at OB2 to ensure optimal comfort for tenants, functionality of the system and energy efficiency. Investment of these funds to ensure proper functioning of the system can save energy and operating costs over the long run. Recommissioning includes inspecting and upgrading the automated systems throughout the building. This will provide the opportunity to run diagnostics to check for efficiency, damaged or weak components and problems in programming.

The recommissioning would be done during the 2031-33 biennium and include evaluation of the system followed by any repairs, upgrades and reprogramming found to be needed.

a) When will the project start and be completed?

Design	7/2033 - 12/2033
Construction	1/2034 - 6/2034

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium to reduce costs and tenant interruptions.

3. How would the request address the problem or opportunity identified in question #1?

Recommissioning the system will improve health, life/safety, and comfort of the office areas for building occupants by fine-tuning the HVAC system and getting it functioning in the most efficient and effective way possible.

This project will make significant improvements to comfort, energy efficiency, and asset preservation. A properly commissioned system will not have the pressure issues that keep doors from properly securing. It will reduce ongoing operation and maintenance costs.

4. What alternatives were explored?

The alternative to doing the project is the status quo of continuing to make piecemeal adjustments to the system without getting to an optimal state.

Postponing the project is likely to result in continued risks to security and of break-down, comfort issues for tenants, increased operating costs and energy use, and inevitably diminishment of the overall functionality of the building.

a) Why was the recommended alternative chosen?

Funding this project will improve the health, life/safety, and comfort of the office.

5. Which clientele would be impacted by the budget request?

The two largest tenants of OB2 are the Department of Social and Health Services (DSHS) and the Department of Children, Youth, and Families (DCYF). These essential public agencies provide services to some of the most disadvantaged and at-risk residents in Washington state. It is imperative that these agencies are able to continue to provide quality service to their clients in a safe, functional and energy efficient building.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of

public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Recommissioning the HVAC system will contribute to energy efficiencies and a lower carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs [19.27A.190](#) and [19.27A.210](#).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Department of Enterprise Services

25-35 Minor Works - Divest & Redevelopment

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	721 Columbia - Demolition	\$ 629,000.00					\$ 629,000
2	Legislative Modular - Disposition	\$ 290,000.00					\$ 290,000
3	State Farm -Disposition	\$ 640,000					\$ 640,000
4	ProArts - Disposition	\$ 1,326,000					\$ 1,326,000
5	Washington St. Disposition			\$ 1,400,000			\$ 1,400,000
6	120 Union - Disposition			\$ 639,000			\$ 639,000
		\$ 2,885,000	\$ -	\$ 2,039,000	\$ -	\$ -	\$ 4,924,000

721 Columbia - Demolition

CBS ID:	40000524	Project Class:	Preservation
Subproject Number:	40000525	Agency Priority:	5
Program:	Minor Works – Divest & Redevelopment	Starting Fiscal Year:	2026

Project Summary

This project will demolish the 721 Columbia Building as envisioned in the Heritage Park development plan of 1999. This building's deficiencies exceed its value, and the site attracts unwanted activity including vandalism.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The 721 Building is a small, 3,600 sq. ft. building constructed in 1968 as a train station and freight depot. The structure and major systems are beyond their life expectancy, and the building was disconnected from the city sewer system in 2006.

The 2023 Washington State Capitol Facility Condition Assessment (FCA) provides the following metrics for 721 Columbia:

Facility Condition Index (FCI) 124%
Seismic Scenario Upper Loss (SUL) 4%
Critical Deficiencies 56%

This project will demolish the building to prepare the site for sale or redevelopment. All reusable materials will be salvaged, hazardous materials removed, and infrastructure utilities relocated as needed. The foundation, footings, and slabs will be removed and backfilled, and the site will be restored to prepare for future use.

The existing structure has only had minor repairs since the purchase of the property. It is prone to vandalism and graffiti. Roof leaks and a lack of heat have contributed to interior mold and mildew problems, and deterioration will continue to accelerate if the building is not demolished soon.

This project will prevent the need for repair work that would ultimately not produce a positive return of investment. Even though costs for this facility are minimal regarding maintenance and operations, costs related to clean up from the vandalism continue to increase. This project prepares the site for another use, and will become an amenity to Heritage Park instead of a detriment.

All codes and local municipality requirements will be incorporated into the demolition and site restoration.

This project is an opportunity to save valuable state resources (money and redeployment of maintenance staff). Costs related to the building and clean up from unauthorized activities are included in the operation and maintenance costs of Heritage Park. These costs will be redirected to other maintenance and operation needs on the Capitol Campus.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project buys a clean site for a new purpose to be programmed for this site, reduces operational and maintenance costs, and reduces the need for emergency repairs. The estimated project timeline:

Design: 2025
Construction: 2026

This project cannot be phased because the demolition and the restoration of the site need to be completed at one time, to be in compliance with local codes and to maintain our good neighbor relationship with the City of Olympia.

a) When will the project start and be completed?

**Design &
Construction**

7/2025 - 7/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES should complete the project in one phase to reduce costs, follow local codes, and reduce impacts on the surrounding residential neighborhoods

3. How would the request address the problem or opportunity identified in question #1?

Demolishing this facility removes the dilapidated building from the responsibility of DES, reduces costs of oversight of the building and immediate area outside of the footprint of the building.

Demolishing this facility now is an opportunity for DES to save money and redeploy staff to the needs of other Capitol Campus long-term assets. This project does not require a long lead time and minimal design; it is essentially what is known as a shovel-ready project.

The consequences of not funding this project are to continue paying operating and maintenance costs and emergency repairs.

4. What alternatives were explored?

DES has practiced minimal maintenance since the purchase of Heritage Park, increasing maintenance is not a good business practice for a property purchased for the sole purpose of demolition. DES could maintain the status quo, but that increases the risk of the need of emergency funding due to a structural failure. Nor, is it a desirable option for the city, local businesses or community members.

a) Why was the recommended alternative chosen?

Demolition and site restoration provide an opportunity for future projects.

5. Which clientele would be impacted by the budget request?

The building was purchased solely for the purpose to be demolished this request moves DES and the state closer to that goal. The building is uninhabitable and currently vacant, other than for minor storage of the Buildings and Grounds staff, supplies and equipment.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the Governor's Results Washington goals:

Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, by removing an eyesore from the greater City of Olympia downtown area.

Goal #3 Sustainable energy & a clean environment. Removing this dilapidated building contributes to a clean environment.

It also supports the following DES agency strategies, priorities and initiatives:

Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

DES Facility Management strategies of: investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; security and safety improvements on the Capitol Campus in accordance with the Security Study; is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and, aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection. DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to provide oversight and constant clean up in the immediate area surrounding the building. The demolition of this property was included in the Heritage Park development plan.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Reference:

2023 Department of Enterprise Services Washington Facility Condition Assessment
1999 Heritage Park Development Plan

Image:



13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Legislative Modular - Disposition

CBS ID:	40000524	Project Class:	Program
Subproject Number:	40000526	Agency Priority:	5
Program:	Minor Works - Divest & Redevelopment	Starting Fiscal Year:	2026

Project Summary

This project will remove the Legislative Modular Building from the Mansion Lot on the West Capitol Campus and restore the area to surface parking spots.

The Legislative Modular Building was placed on the Mansion Lot by proviso to serve as swing space — temporary office space for displaced workers — for legislative agencies during the construction phases of the Legislative Campus Modernization (LCM) project.

LCM construction is scheduled to be completed in 2026, ending the need for legislative swing space.

Removal will be accomplished by surplus using the structure as personal property, enabling either a direct transfer to a DES priority customer or an auction. If no interest exists in the structure, DES requests funding for demolition, foundation, and restoration of the parking stalls.

In addition, removal of the modular will reduce electrical load on the Capitol Campus PSE substation. The modular pulls power from the Legislative Building circuit.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The LCM project will be substantially complete by the end of 2026, ending the need for legislative swing space in the West Capitol Campus.

While the Legislature approved the temporary use of the modular during LCM, it also required DES to lose no more than 60 parking spots due to the project (2020 – ESSB 6248, 2021 – SHB 1080).

Once LCM is complete, removing the temporary modular and restoring the 49 parking stalls to the Mansion Lot will help meet both of those requirements.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The request will fund:

- Project permitting.
- Construction.
- Parking revenue for contractor laydown, the area needed by contractors to stage materials and equipment.
- Disconnecting building utilities and IT/security infrastructure.
- Removing the building, including demolition of the foundation.
- Restoring the site, including the disturbed ground, and asphalt.
- Striping the parking stalls.

a) When will the project start and be completed?

Construction | 7/2026 - 12/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

To meet legislative requirements, DES must remove the building and restore parking in one phase, in time for the 2027 Legislative session.

3. How would the request address the problem or opportunity identified in question #1?

The request will remove the temporary structure and restore 49 parking stalls.

4. What alternatives were explored?

DES explored four options:

1. Leave in place for future swing space.
2. Relocate the building for DES to use or lease.
3. Surplus the building through direct transfer or auction.
4. Demolish the building.

DES Facilities Steering Committee presented the four options to stakeholders at the Office of Financial Management, the Legislature, and the Governor's Office to discuss costs and impacts of each option, and gather feedback.

a) Why was the recommended alternative chosen?

None. DES is recommending surplus as the preferred alternative. The surplus alternative allows DES to negotiate with potential customers for reimbursement of certain costs.

5. Which clientele would be impacted by the budget request?

Returning 49 parking stalls to the West Capitol Campus will benefit legislative staff, state employees, and public visitors to the executive residence.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

Click or tap here to enter text.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

- and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

This will be determined during the scoping phase.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Disconnecting the Legislative Modular power reduces the campus electrical load, which supports the Capitol Campus decarbonization effort.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

State Farm - Disposition

CBS ID:	40000524	Project Class:	Program
Subproject Number:	40000603	Agency Priority:	5
Program:	Minor Works – Divest & Redevelopment	Starting Fiscal Year:	2026

Project Summary

This project will dispose of the State Farm Building through demolition. The building was purchased in 2008, along with the ProArts Building, to support future campus expansion opportunities.

The State Farm Building structure and systems are deficient. Current campus utilization and long-range forecasting do not warrant retaining this building and site. Disposing of the building will reduce DES' overall facilities portfolio, and reduce maintenance and operating expenses.

The building is occupied by a single state agency tenant that will be relocated.

DES recommends disposing of ProArts and State Farm concurrently, as they are on adjacent parcels which potentially provides greater redevelopment potential. DES Real Estate Services will get an appraisal to explore selling the parcel after demolition, to generate net proceeds for future facilities projects, and to reduce operating costs.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The State Farm Building is a single-level, 1,500-square-foot building constructed in 1953. It was purchased for future development and expansion of the Capitol Campus. The building structure and systems are deficient. The Charter School Commission occupies the building.

A previous redevelopment was explored. In 2010, the Legislature authorized a predesign for a new office building at the ProArts/State Farm site to house tenants of the GA building, clearing the way for the redevelopment of the 1063 block for the Executive Office Building and Heritage Center (EOHC). The EOHC project was halted for economic reasons.

The 2017 State Capitol Development Study identified the State Farm and ProArts location as Opportunity Site 12.

The building has only had minor repairs to the existing structure since it was acquired. The building structure and major systems are deficient and past their useful life. DES excluded the State Farm Building from the scope of the 2023 Washington State Capitol Facility Condition Assessment (FCA) as it is a small structure with known deficiencies. Since the purchase of the property, the building has only had minor repairs to the existing structure.

This request is a priority because the operating expenses exceed revenue.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The request will produce design and construction for the demolition.

a) When will the project start and be completed?

Design	7/2025 - 12/2025
Demolition	1/2026 - 7/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The relatively short-term nature of demolition means that this project would not be phased.

3. How would the request address the problem or opportunity identified in question #1?

This request:

- Creates cost savings by removing long-term maintenance costs for an underutilized building.
- Removes public health safety risks from an aged and failing building.

- Reduces the overall energy consumption on the Capitol Campus. The building is over 60 years old and systems are inefficient.

4. What alternatives were explored?

DES considered 6 alternatives::

1. **Do nothing:** DES would continue to manage and maintain the facility at a loss and would address only current life and health safety issues.
2. **Redevelopment:** This alternative would require a predesign, design, demolition of the existing building and construction. This would take three biennia, require tenant relocation, be costly, and does not align with our campus utilization and optimization efforts.
3. **Modernization:** This alternative would require a predesign, design, and construction. This would take three biennia, require tenant relocation, be costly, and does not align with our campus utilization and optimization efforts. Modernization or renovation of the building will require all building systems to meet and be compliant to current building codes. This will require the installation of a new fire alarm and sprinkler system, roof replacement, installation of elevators, window replacements, ADA space requirements, hazardous material abatement, plumbing, mechanical and electrical systems, etc. Spaces will need to be reconfigured to meet office space requirements.
4. **Sale of building and land:** This alternative transfers risk to the purchaser, provides sale proceeds, reduces operating costs, and a new owner may allow the current occupants to remain. The site is in a prime location adjacent to the main campus which will be valuable for future use. It is the quickest alternative.
5. **Surplus through direct transfer or sale:** This alternative transfers ownership to the purchaser. It does not generate revenue, as would the sale of real property.
6. **Demolition:** The building was purchased for redevelopment and this request would provide a clean site for that to happen when needed. disposal through demolition could create temporary surface parking next to the Capitol Campus, and provide a clean buildable site for future development.

Demolition will:

- Salvage all reusable materials.
- Remove all hazardous materials.

- Relocate utilities as needed.
- Remove the foundation, footings, and slabs.
- Pave the lot for temporary parking.

a) Why was the recommended alternative chosen?

DES recommends demolition for the following reasons:

- The building is Underutilized by the existing tenant.
- The building structure and systems are at the end of their useful life and at risk of failure.
- The building has not had significant maintenance since its purchase in 2008.
- The state bought the property for future development and cannot pursue those options until the building is demolished.
- The project would help temporarily increase parking capacity near campus.
- Maintaining the building is costly and has high public safety risks.

5. Which clientele would be impacted by the budget request?

The project would require the Charter School Commission to relocate. Demolition of the building may have an impact to people who park in the 56-stall surface lot

Construction would create short-term disturbances to the nearby neighborhood and City of Olympia, while having a long-term benefit to Washington state government by adding infrastructure capacity in a valuable area near campus.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, for future state tenants following redevelopment.
- Goal #3 Sustainable energy & a clean environment by reducing utilities servicing a vacant building.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.
 - The "State Capitol Development Study Opportunity Sites 1, 5, 6 and 12" March 2017, lists this site as Opportunity Site 12.

DES expects that this project will increase efficiency and reduce costs by removing the need to maintain outdated systems in a building far below needed use to cover costs. The project will also improve the appearance of the site and prepare it for future redevelopment.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The Legislature authorized the purchase of this property in the 2008 Supplemental Budget (ESHB 2765) Sec. 6001, 10d, along with the ProArts Building, to add land to the Capitol Campus and allow for future development and expansion.

This project should be combined with the Pro Arts Disposition Project to streamline efforts and reduce costs, contracts, and public impacts.

Supporting documents available upon request:

- 2006 Master Plan for the Capitol of the State of Washington
- 2010 State of Washington ProArts General Office Building Predesign
- 2017 State Capitol Development Study

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

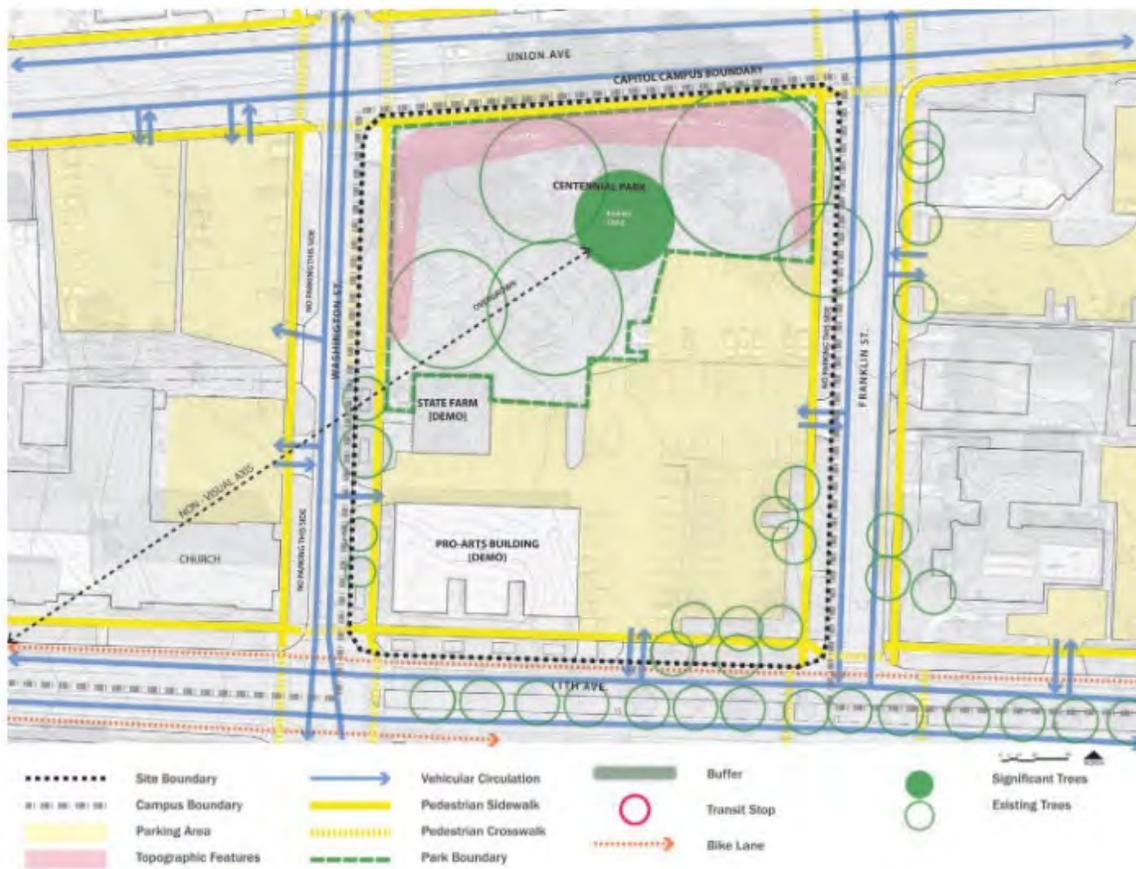


FIGURE 3-8 SITE ANALYSIS: OPPORTUNITY SITE 12

ProArts - Disposition

CBS ID:	40000524	Project Class:	Program
Subproject Number:	40000604	Agency Priority:	5
Program:	Minor Works – Divest & Redevelopment	Starting Fiscal Year:	2026

Project Summary

This project will dispose of the ProArts Building through demolition. The building was purchased in 2008, along with the State Farm Building, to support future campus expansion opportunities.

The ProArts building is vacant and has reached the end of its useful life. Current campus utilization and long-range forecasting do not warrant retaining this building and site. Disposing of the building will reduce DES' overall facilities portfolio and maintenance and operating expenses.

DES recommends disposing of ProArts and State Farm concurrently, as they are on adjacent parcels which potentially provides greater redevelopment potential. DES Real Estate Services will get an appraisal to explore selling the land, potentially generating net proceeds for future facilities projects, and reducing operating costs.

Questions

10. Identify the problem or opportunity addressed. Why is the request a priority?

The vacant Pro Arts Building is a two-level, 11,000-square-foot building constructed in 1959. The State purchased it in 2008 for future development and expansion of the Capitol Campus.

The Legislature authorized a 2010 predesign for a new office building at the ProArts site to house tenants of the GA building and for the redevelopment of the 1063 block for the Executive Office Building and Heritage Center (EOHC). The EOHC project was halted for economic reasons. The Helen Sommers Building was built on the 1063 block in 2017.

The 2017 State Capitol Development Study identified the ProArts/State Farm location as Opportunity Site 12.

Since it was acquired, the existing structure has only had minor repairs. The building structure and major systems are deficient and past their useful life. DES excluded the ProArts Building from the scope of the 2023 Washington State Capitol Facility Condition Assessment (FCA) as it is unoccupied.

This request is a priority because the operating expenses will continue and there is no revenue. DES recommends disposing of the building, along with the State Farm Building, as this presents an opportunity for redevelopment.

11. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The request will produce design and construction for the demolition.

a) When will the project start and be completed?

Design	7/2025 - 12/2025
Demolition	1/2026 - 7/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The relatively short-term nature of demolition means that this project would not be phased.

12. How would the request address the problem or opportunity identified in question #1?

This request:

- Creates cost savings by removing long-term operating and maintenance costs for a vacant building.
- Potentially generates net proceeds for future facilities projects
- Removes public health safety risks from an aged and failing building.

- Reduces the overall energy consumption on the Capitol Campus. The building is over 60 years old and systems are inefficient.

13. What alternatives were explored?

DES considered 6 alternatives:

1. **Do nothing:** DES would continue to manage and maintain the vacant facility at a loss and would address only current and health safety issues..

2. **Redevelopment:** This alternative would require a predesign, design, demolition of the existing building and construction. This would take three biennia, , be costly, and does not align with our campus utilization and optimization efforts.

3. **Modernization:** This alternative would require a predesign, design, and construction. This would take three biennia, require tenant relocation, be costly, and does not align with our campus utilization and optimization efforts. Modernization or renovation of the building will require all building systems to meet and be compliant to current building codes. This will require the installation of a new fire alarm and sprinkler system, roof replacement, installation of elevators, window replacements, ADA space requirements, hazardous material abatement, plumbing, mechanical and electrical systems, etc. Spaces will need to be reconfigured to meet office space requirements.

4. **Sale of building and land:** This alternative transfers risk to the purchaser, provides sale proceeds, and reduces operating costs. . The site is in a prime location adjacent to the main campus which will be valuable for future use. It is the quickest alternative.

5. **Surplus through direct transfer or sale:** This alternative transfers risk to the purchaser. It does not generate as much as the sale of real property.

6. **Demolition:** This alternative would provide a clean site for temporary parking and a future building. Demolition will:

- Salvage all reusable materials.
- Remove all hazardous materials.
- Relocate utilities as needed.
- Remove the foundation, footings, and slabs.
- Fill the basement.
- Pave the lot for temporary parking.

a) Why was the recommended alternative chosen?

DES recommends demolition for the following reasons:

- The building is currently vacant.
- The building structure and systems are deficient, at the end of their useful life and at risk of failure.
- The building has not had significant maintenance since its purchase in 2008.
- The state bought the property for future development and has no need in the foreseeable future for a new facility at this location.
- Maintaining a vacant facility is costly and has high public safety risks, and vacant buildings attract vandalism and unauthorized use.

5. Which clientele would be impacted by the budget request?

The building is currently vacant. Demolition of the building may have an impact to people who park in the 56-stall surface lot. Construction activity would create short-term disturbances to the nearby neighborhood and City of Olympia, while having a long-term benefit to Washington state government by adding infrastructure capacity in a valuable area near campus.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, for future state tenants following redevelopment.
- Goal #3 Sustainable energy & a clean environment by reducing utility consumption and costs in a 92% vacant building and the costs to operate the outdated systems.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.
 - The "State Capitol Development Study Opportunity Sites 1, 5, 6 and 12" March 2017, lists this site as Opportunity Site 12.

DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to maintain outdated systems that are long past their useful life in a building no longer being used by state agency tenants. The project will also improve the appearance of the site and prepare it for future redevelopment.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The Legislature authorized the purchase of this property in the 2008 Supplemental Budget (ESHB 2765) Sec. 6001, 10d, along with the State Farm building, to add land to the Capitol Campus and allow for future development.

This project should be combined with the State Farm Disposition Project to streamline efforts and reduce costs, contracts, and public impacts.

This project does not require a long lead-time and requires minimal design, it is essentially ready for disposal.

Supporting documents available upon request:

- 2006 Master Plan for the Capitol of the State of Washington
- 2010 State of Washington ProArts General Office Building Predesign
- 2017 State Capitol Development Study

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Washington St – Disposition

CBS ID:	40000524	Project Class:	Program
Subproject Number:	40000605	Agency Priority:	5
Program:	Minor Works - Divest and Redevelopment	Starting Fiscal Year:	2030

Project Summary

This request is to dispose of the building and property at 1007 Washington Street. Removing this building and property from the DES facilities portfolio will reduce operating costs. Sale of the building and land would generate proceeds to be directed to other facilities projects. A report has been submitted to Governor's office and Legislature regarding our plan to relocate the building occupants, Legislative Support Services, and to dispose of the building by sale, surplus, or demolition. The 2006 Master Plan for the Capitol of the State of Washington identifies this site as Opportunity Site 11.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Washington Street Building is a 14,000-plus square foot, two-story building constructed in 1953 and purchased by the State in the early 1980's. The property was purchased for its proximity to the Capitol Campus.

The building has had few upgrades in the last 40 years. It is a steel primary frame structure with wood joists and diagonal sheathing at the roof.

The 2023 Washington State Capitol Campus Facility Condition Assessment shows the following metrics for the Washington Street Building:

Facility Condition Index (FCI): 63%
Seismic Scenario Upper Loss (SUL): 22%
Critical Deficiencies: 22%

An appropriation was received for preservation of the building but was not sufficient to address the full scope of work needed to bring the building condition up to current standards, including Clean Building Performance Standards and seismic performance.

DES requested to have the funding repurposed to maintain the building until

relocation, to support the relocation effort, including future tenant improvements.

DES has an opportunity to optimize campus utilization and reduce our operational expenses by relocating the tenants from this building into a campus building that better serves their programming needs in the long term. We are first requesting to sell the structure and parcel to realize proceeds which could be directed to the Thurston County Capital Facilities account.

Opportunity sites were acquired during a period when campus occupancy was growing. The site was secured to accommodate future demand for office space near campus. Office occupancy demand has changed due to hybrid work models.

As agencies reduce their footprint, and reduce their office occupancy, DES expects less rental revenue with which to support building operations.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The request would allow DES to dispose of the property by listing the property for sale, to reduce the operational footprint of the DES facilities portfolio, allowing us to direct resources to campus buildings. Selling the building and property would generate proceeds which could be directed to facilities projects.

a) When will the project start and be completed?

Design	7/2029 - 12/2029
Construction	3/2030 - 7/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES should complete the project in one phase to reduce costs, follow local codes, and reduce impacts on the surrounding residential neighborhoods

3. How would the request address the problem or opportunity identified in question #1?

By selling the land and building, a new owner could pursue potential opportunities at their expense.

4. What alternatives were explored?

Sale of real property, surplus through direct transfer or auction, and demolition.

a) Why was the recommended alternative chosen?

Sale of real property generates proceeds which can be used for other facilities projects.

5. Which clientele would be impacted by the budget request?

DES requests that the proceeds from the sale be used for funding facilities capital projects, which would benefit the building occupants by reducing the maintenance backlog.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, for future state tenants following redevelopment.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption and costs to operate outdated systems.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- o security and safety improvements on the Capitol Campus in accordance with the Security Study; is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- o and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to maintain outdated systems that are long past their useful life in a building no longer being used by state agency tenants. The project will also improve the appearance of the site and prepare it for future redevelopment.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The Washington Building does not meet Clean Building Performance Standards and it is cost-prohibitive to bring the building up to these standards. Our overall portfolio performance will be improved by making such dispositions.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

2006 Master Plan for the Capitol of the State of Washington identified 1007 Washington as Opportunity Site 11.

2023 Washington State Capitol Campus Facility Condition Assessment

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

120 Union - Disposition

CBS ID:	40000524	Project Class:	Program
Subproject Number:	40000189	Agency Priority:	5
Program:	Minor Works – Divest & Redevelopment	Starting Fiscal Year:	2030

Project Summary

This project will dispose of the property at 120 Union Avenue, which was purchased by the State in 1982, along with the Washington Street Building, as a future development site.

The 120 Union Building was built in 1956 and houses private tenants and provides storage for the Legislative Campus Modernization project, which is scheduled to be completed in 2026.

The building has reached the end of its useful life. Disposing of the building will reduce the operational footprint of the DES facilities portfolio, and reduce maintenance and operating expenses.

DES recommends disposing of the 120 Union Street Building and the Washington Street together, as the parcels are adjacent to each other, which may offer better opportunities for redevelopment.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The building systems, including roof, windows, heating, and air conditioning, are in poor condition and past their useful life.

The 2023 Washington State Capitol Facility Condition Assessment (FCA) provides the following metrics for 120 Union:

Facility Condition Index (FCI): 38%
Seismic Scenario Upper Loss (SUL): 25%
Critical Deficiencies: 21%

Rather than continuing to spend funds to keep the building's aging systems operational, DES recommends disposing of the building.

Disposing of the building and land through transfer or sale could potentially generate proceeds, and will reduce maintenance and operating costs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will dispose of the building and land through transfer or sale, potentially generating proceeds, and will reduce operating costs.

a) When will the project start and be completed?

Design	7/2029 - 12/2029
Construction	3/2030 - 7/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES should complete the project in one phase to reduce costs, follow local codes, and reduce impacts on the surrounding residential neighborhoods.

3. How would the request address the problem or opportunity identified in question #1?

Disposing of the building reduces the overall energy consumption on the Capitol Campus. The building is nearly 70 years and systems are inefficient.

The primary risk is related to system failures and roof conditions. If there is a system failure, the repair would need to be funded on an emergency basis or the tenants moved to alternate locations.

Current leases provide for cancellation in the case of a major system failure, but requiring tenants to move on short notice is not ideal.

Removing the building from the facilities portfolio allows DES to redirect limited operating resources to core campus facilities.

4. What alternatives were explored?

DES considered 6 alternatives:

1. **Do nothing:** DES would continue to manage and maintain the vacant facility at a loss.
2. **Redevelopment:** This alternative would require a predesign, design, demolition of the existing building and construction. This would take three biennia, require tenant relocation, be costly, and does not align with our campus utilization and optimization efforts.
3. **Modernization:** This alternative would require a predesign, design, and construction. This would take three biennia, require tenant relocation, be costly, and does not align with our campus utilization and optimization efforts. Modernization or renovation of the building will require all building systems to meet and be compliant to current building codes. This will require the installation of a new fire alarm and sprinkler system, roof replacement, installation of elevators, window replacements, ADA space requirements, hazardous material abatement, plumbing, mechanical and electrical systems, etc. Spaces will need to be reconfigured to meet office space requirements.
4. **Sale of building and land:** These alternative transfers risk to the purchaser, provides sale proceeds, reduces operating costs, and a new owner may allow the current occupants to remain. The site is in a prime location adjacent to the main campus which will be valuable for future use. It is the quickest alternative.
5. **Surplus through direct transfer or sale:** These alternative transfers risk to the purchaser. It does not generate as much as the sale of real property.
6. **Demolition:** The building was purchased for redevelopment and this request would provide a clean site for temporary parking and a future building. Disposal by demolition will deliver a building site ready for redevelopment. Disposing of it by demolition could create temporary surface parking next to the Capitol Campus and provide a clean buildable site for future development.

- **Why was the recommended alternative chosen?**

DES recommends disposal by sale of building and land for the following reasons:

- The building structure and systems are deficient, at the end of their useful life and at risk of failure.
- The building has not had significant maintenance since its purchase in 2008.
- The state bought the property for future development and has no need in the foreseeable future for a new facility at this location.
- Maintaining a deficient facility, even if occupied, is costly and has high public safety risks. The building's location attracts vandalism and unauthorized use.

5. Which clientele would be impacted by the budget request?

Early planning and decision-making will ensure that current tenants will be relocated, and short-term leases are provided to meet the schedule. There are currently no state agencies occupying the building, but there are a number of private tenants who would be impacted.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption and costs to operate outdated systems.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study; is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;

- and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by eliminating the need to use staff and financial resources to maintain outdated systems that are long past their useful life in a building no longer being used by state agency tenants.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

2006 Master Plan for the Capitol of the State of Washington identified 120 Union, along with 1007 Washington, as Opportunity Site 11.

2023 Washington State Capitol Campus Facility Condition Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Department of Enterprise Services

25-35 Minor Works Infrastructure

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	Capitol Way Pedestrian Bridge - Repair	\$ 1,265,000					\$ 1,265,000
2	South Diagonal - Sidewalk Repair and Improvement	\$ 94,000					\$ 94,000
3	Campus - South Diagonal - Storm Drain Replacement & Improvements	\$ 739,000					\$ 739,000
4	Governor's Mansion - Drainage Replacement	\$ 161,000					\$ 161,000
5	Governor's Mansion - Driveway Repair	\$ 337,000					\$ 337,000
6	Cherberg - Sewer Service Replacement		\$ 105,000				\$ 105,000
7	14th and Capitol Way - Irrigation Main Replacement		\$ 193,000				\$ 193,000
8	Jefferson and Maple Park - Irrigation Main Replacement		\$ 478,000				\$ 478,000
9	West Campus - Fire Water Flow Study and Improvements		\$ 1,225,000				\$ 1,225,000
10	Cherberg - Foundation Drainage		\$ 1,000,000				\$ 1,000,000
11	HLB - Domestic Water System Upgrades			\$ 100,000			\$ 100,000
12	Sylvester Park - Electrical Upgrades			\$ 293,000			\$ 293,000
13	Sylvester Park - Irrigation and Stormwater Repair			\$ 257,000			\$ 257,000
14	Sylvester Park - Sidewalk Repair			\$ 111,000			\$ 111,000
15	Sylvester Park - Gazebo and Landscape Repair			\$ 184,000			\$ 184,000
16	OB2 - Storm Line Replacement				\$ 128,000		\$ 128,000
17	NRB - Storm Line Replacement				\$ 146,000		\$ 146,000
18	Leg - Primary Circuit Selectivity				\$ 635,000		\$ 635,000
19	Campus - Upgrade Electrical Vault Lids				\$ 888,000		\$ 888,000
		\$ 2,596,000	\$ 3,001,000	\$ 945,000	\$ 1,797,000	\$ -	\$ 8,339,000

Capitol Way Pedestrian Bridge - Repair

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000506	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2026

Project Summary

In 2024 Sargent Engineers assessed the deterioration of the Capitol Way Pedestrian Bridge, based on previous bridge inspections from the Washington State Department of Transportation. This assessment outlined several areas in poor condition and the necessary long-term repairs.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Way Pedestrian bridge has areas in poor condition, as outlined in the inspection reports and Sargent Engineer's assessment, threatening public health and safety of all who use the bridge and the cars that drive underneath.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will fully repair the Capitol Way Pedestrian Bridge and ensure its safety, durability, and longevity. These repairs include:

- Removal of loose and deteriorating concrete. These areas will be patched with new concrete.
- Remove corrosion on exposed rebar and reevaluate need for replacement.
- Repair the concrete beam ledges and add new bearing devices.
- Repair concrete curbs and exposed steel.
- Replace existing expansion joints.

a) When will the project start and be completed?

Design

| 7/2025 - 1/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

All repairs should be completed in the same biennium to reduce costs and interruptions. If a phased approach is used, the bridge could be closed for a long period of time, cutting off public use.

3. How would the request address the problem or opportunity identified in question #1?

This request will full repair the several issues with the bridge as outlined in the 2024 Sargent Engineers report.

4. What alternatives were explored?

Preferred Alternative – This recommendation will repair or replace the damaged curb elements, the concrete deck surface, the expansion joints, exposed rebar, and the beam ledges.

No Action – The bridge will continue to have areas in poor condition and will continue to deteriorate.

a) Why was the recommended alternative chosen?

The preferred alternative will completely repair the bridge and ensure that it safe for pedestrian use.

5. Which clientele would be impacted by the budget request?

This bridge serves the public and Washington state agencies that travel between East and West Campus. The public may experience temporary restrictions to use, and will notice noise, machinery, and crews making repairs. This project may also affect vehicular access along Capitol Way.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *Capitol Way Pedestrian Bridge Observation Report*, Sargent Engineers Inc, 2024
- *Bridge Inspection Report*, Washington State Department of Transportation, 2022

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

South Diagonal – Sidewalk Repair and Improvement

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000507	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2026

Project Summary

This project will repair and extend the South Diagonal sidewalk from Capitol Way to Winged Victory Circle, improving safety for campus visitors and tenants, adding an ADA-compliant path, reducing ongoing maintenance, and adheres to the guidelines established in the 2009 *West Capitol Campus Historic Landscape Preservation Master Plan* which builds upon the historic Wilder and White plan.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The North and South Diagonals were a major feature in the original design of the West Capitol Campus and a high-traffic area for visitors, especially schoolchildren, who visit the campus for civic tours. However, there is no usable sidewalk on the north side of the South Diagonal to connect visitors with the heart of campus.

Tour buses and school buses park and drop off passengers at the west end of the South Diagonal, causing visitors to step off the bus onto pea gravel or mud. This reduces visitor safety, increases the risk of traffic accidents, increases staff time needed to monitor the Diagonals, and ensures visitors are not gathering on the road.

Without a sidewalk, the South Diagonal is not ADA-compliant, and visitors with mobility impairments must travel farther to cross from the south side instead. Many visitors use this area to visit the Legislative building.

It also increases maintenance costs and time as the area becomes muddy during wet weather and visitors are more likely to track mud and gravel throughout campus buildings during civic tours.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will install a sidewalk on the South Diagonal and add a bus shelter to protect visitors from wind and rain when visiting campus.

This project should not be phased as sidewalk construction can be completed quickly. Additionally, it should be done at the same time as the South Diagonal Storm Drain Replacement and Improvements Project.

a) When will the project start and be completed?

Design	3/2026 - 5/2026
Construction	1/2027 - 6/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should not be phased to reduce impacts to campus visitors and government operations. It should also be done at the same time as the South Diagonal Storm Drain Replacement and Improvements project to avoid having to disturb the area multiple times or tear up the newly constructed sidewalk.

3. How would the request address the problem or opportunity identified in question #1?

This project would provide a safe concrete sidewalk to the public, providing an accessible route for all, decreasing the risk of accidents, and ongoing maintenance needs.

4. What alternatives were explored?

Preferred Alternative - Construction of a full sidewalk on the north side of the South Diagonal will address all needs and be the most effective way to manage ongoing maintenance costs.

No Action—There are Continued risks to visitors exiting/entering buses parked on the South Diagonal, no accessible and safe sidewalk, and continued maintenance problems, including costs to replace the pea gravel path.

Enhanced Maintenance—Increasing the replacement of the pea gravel and other options to manage water and mud would not provide a safe and accessible path and would contribute to ongoing costs.

Bus Landing Zones—Construction of bus landing zones at the South Diagonal would improve student and visitor drop-offs from buses but not address the lack of accessible paths.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that will fully address all the issues.

5. Which clientele would be impacted by the budget request?

The project will temporarily impact campus visitors and tenants with construction of the area, while ultimately improving accessibility and safety for all Capitol Campus visitors and employees.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.

- security and safety improvements on the Capitol Campus in accordance with the Security Study.
- is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and enhance public's use of buildings and grounds and accessibility for all.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This project should be completed at the same time as the Leg - South Diagonal Storm Drain Replacement and Improvements Project, also proposed for the 2025-2027 biennium, to replace failing drainage and underground utilities on the South Diagonal. To prevent tearing up the same area twice, DES should complete the projects subsequently.

Supporting documents (available upon request):

- *West Capitol Campus Historic Landscape Preservation Master Plan*. Arbutus Design, Mithun. 2009

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – South Diagonal – Storm Drain Replacement & Improvements

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000508	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2026

Project Summary

This project will replace failing stormwater systems and underground utility lines for South Diagonal Way on the West Capitol Campus, repair damage to the road, improve safety and stormwater management and increase the system's capacity for future West Capitol Campus development. Failure to fund this project also prevents the South Diagonal Sidewalk Repair and Improvement from commencing.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

South Diagonal Way has significant infrastructure, utility, and safety issues and current drainage systems do not meet federal and state regulations:

- The storm water drain line is sagging, crushed, and leaking.
- Water leaks are cracking the pavement of the road and parking spots.
- The surface of the road makes it hard to control and manage stormwater runoff.
- The current system does not have enough capacity for future West Capitol Campus development.
- The line is at risk of total failure, which would cause the Capitol Campus to violate the National Pollutant Discharge Elimination System (NPDES) permit managed by the Department of Ecology.

Without these upgrades, the pavement, road, and nearby landscaping will continue to be damaged, and DES could be fined for violating the NPDES permit.

This project should be completed at the same time as the South Diagonal Sidewalk Repair and Improvement Project (40000180) to reduce costs and impacts in the high traffic area and prevent having to remove and replace the sidewalk multiple times.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will:

- Replace and improve the capacity of the crushed drainpipe, increasing the diameter from 15 to 18 inches.
- Add bio retention planters that consists of plants and soils that will remove pollutants from stormwater to the existing landscaping strip.
- Rebuild parts of the curb and gutter to direct water to the water quality treatment areas.
- Replace soil and lawn near South Diagonal Way to improve drainage and to accommodate the new sidewalk.
- Plant shrubs and trees consistent with the Historic Landscape Preservation Master Plan.

The *2017 Capitol Campus Utility Renewal Plan* by Reid Middleton details the needed repairs.

Once construction starts, DES must complete the project as quickly as possible to return the high traffic South Diagonal Way to use.

a) When will the project start and be completed?

Predesign	7/2025 - 10/2025
Design	11/2025 - 4/2026
Construction	7/2026 - 1/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium to decrease interruptions and costs. It should also be coordinate with the South Diagonal – Sidewalk Repair and Improvement project.

3. How would the request address the problem or opportunity identified in question #1?

The project will:

- Replace the failing storm water system and repair related damage.
- Prevent increased damage and related life safety risks.
- Prevent future damage to the Vietnam War Memorial and South Lawn.
- Improve storm water management and treat 60% of runoff from pollution-generating pavement through bio retention upgrades, helping DES achieve long-term goals under the West Campus Drainage Master Plan.
- Increase capacity for current use and future Capitol Campus development.
- Avoid costly fines and keep section of West Capitol Campus in compliance NPDES permit.

4. What alternatives were explored?

Preferred Maintenance - Replacement of storm water line will fix the problem and avoid storm water line failure and its consequences including damage to the road and landscape.

No Action - Increased damage and costs for continued repairs, total storm water line failure, leading to a failed road and destroyed historic landscaping. Eventually, damage to the road, sidewalk, and lawn will threaten the life safety of campus visitors and tenants. Repairs to extended damages and a higher cost to fix and repair the damages created by not fixing the original failure identified in 2017.

Enhanced Maintenance - Increased maintenance costs and interruptions for digging up portions of adjacent landscape and road in multiple phases, would not prevent continued damage.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the problem, prevents costly ongoing repairs, and reduces interruptions to campus activity and government operations.

If conducted at the same time as the South Diagonal - Sidewalk Repair and Improvement Project (40000180), it is also the most efficient and responsible approach.

5. Which clientele would be impacted by the budget request?

South Diagonal Way is a high traffic area for campus drivers and pedestrians. Construction will reroute traffic and pedestrian walkways and reduce visitor parking during construction.

Traffic will back up at 14th Avenue and Capitol Way. The project will also require coordination with the City of Olympia for storm water and sewer system connections.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This project should be completed at the same time as the South Diagonal – Sidewalk Repair and Improvement Project, also proposed for the 2025-2027 biennium, to replace failing drainage and underground utilities on the South Diagonal. To prevent tearing up the same area twice, DES should complete the projects subsequently.

References:

- *West Capitol Campus Inventory, Analysis and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer, and Irrigation.* Parametrix, 2009

- *West Capitol Campus Drainage Master Plan*. Reid Middleton, Mithun, Arbutus Design, 2015.
- *Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017.
- *State Capitol Development Study*. Schacht Aslani Architects, Mithun. 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Governor's Mansion – Drainage Replacement

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000509	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2026

Project Summary

This project will investigate and repair two failed drains at the Governor's Mansion. These drains are causing issues with water infiltration and with site irrigation.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Two major drains have failed at the Governor's Mansion, one at the roof and one site drain near the guard post.

The roof drain failure has caused water infiltration into the basement. This drain has temporarily been rerouted with new gutters to alleviate this issue.

The other failed drain is an irrigation drain near the guard post at the entry to the site. This drain is not working properly, blocked with mud, and will lead to other site irrigation issues if not fixed. An investigation completed in 2024 described the pipe as pinched or collapsed and allowing seasonal groundwater to escape.

Some failed drain lines may be underneath the driveway concrete or brick pavers.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Investigate and repair the failed site drainage near the guard post.
- Investigate and repair the temporarily mitigated roof drain.

a) When will the project start and be completed?

Design	9/2025 - 1/2026
Construction	3/2026 - 10/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore phasing work during the design phase. Project construction schedule will require close coordination with Mansion staff around events and the Governor’s schedule.

3. How would the request address the problem or opportunity identified in question #1?

Completing this project will alleviate water infiltration and drainage issues at the Governor’s Mansions This project needs to be completed before these failed drains cause further issues.

4. What alternatives were explored?

Preferred Alternative – This request will investigate and repair the two failed drains.

No Action – The drains will continue to not work properly and cause more site irrigation and water infiltration issues.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that will address the ongoing water infiltration and site drainage issues.

5. Which clientele would be impacted by the budget request?

This request will benefit all the occupants and visitors of the Governor’s Mansion. The Mansion regularly hosts public events, tours, and guests throughout the year, and this project will improve safety for all.

During the times of construction, Mansion residents, staff and guests may have to use an alternate route in and out of the Mansion.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the Governor's Results Washington goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, Governor Inslee, his family, guests, visitors and public.
- Goal #4 Washington State is striving to foster the health of Washingtonians from a healthy start to safe and supported future.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - And aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This project should be coordinated and completed with the Mansion – Driveway Repair.



The temporarily mitigated roof drainage.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Governor's Mansion - Driveway Repair

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000510	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2026

Project Summary

This project will repair the damaged and cracked driveway and path from the Governor's Mansion entrance and exit to the Guard Post to enhance functionality and provide a safe and accessible route for Mansion residents, staff, and guests. It will also make sure that the driveway and path follow local building codes, the Washington Industrial Safety and Health Act, and Occupational and Safety Health Act (OSHA) standards.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The driveway and walkway from the guard post to the Governor's Mansion are damaged from weather and time and are unsafe for drivers and pedestrians, including the Governor, staff, and guests.

The narrow driveway is hazardous to drivers, with cracked, broken, and dislodged concrete and curbs. Low lighting and adjacent vegetation also limit visibility.

Without repairs, the path to the Governor's Mansion is highly risky for trips and falls, which can lead to personal injury and increase the risk of vehicle accidents and damage.

The cracked and deteriorated path and could also result in conditions in the building that are not in full compliance with local building codes and Washington Industrial Safety and Health Act and Occupational Safety and Health Administration (OSHA) standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Remove and replace the damaged concrete driveway sections.
- Remove the damaged driveway curb and replace it with an improved curb system.
- Replace landscaping and plantings that are damaged during the work.

a) When will the project start and be completed?

Design		9/2025 - 1/2026
Construction		3/2026 - 10/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore phasing work during the design phase. Project construction schedule will require close coordination with Mansion staff around events and the Governor’s schedule.

3. How would the request address the problem or opportunity identified in question #1?

Completing this project will provide a safer pathway for all staff, guests, visitors, and the public when entering and exiting the Mansion, thus reducing the injury risk from slipping and falling. This project needs to be done now because the slip-and-fall hazards increase with each seasonal expansion and contraction of the materials. The risk involved with not funding this request is that the conditions continue or get worse, and somebody falls and injures themselves, potentially seriously.

4. What alternatives were explored?

Preferred Alternative – This request will repair damage, replace inappropriate materials to address trip risk, and prevent vehicle damage to the surrounding landscape.

No Action—The driveway will continue to fail, with an increase in cracks, chips, and missing bricks, causing an increase in safety risks, with people slipping and falling. Concrete will continue to fail and deteriorate. Sections of broken concrete are missing, allowing vehicles to drive over the landscape edge, causing damage.

Maintain—Patch repairs are inefficient, do not last long, and do not match the historic look and feel of the Mansion. Damage to the landscaping will continue as vehicles drive over it, and the risk of vehicle damage and personal injury remains.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that will address the ongoing risk to personal safety and address ongoing damage from seasonal changes.

5. Which clientele would be impacted by the budget request?

This request will improve safety and make an accessible entrance for Mansion residents, staff, and guests. The Mansion regularly hosts public events, tours, and guests throughout the year, and this project will improve safety for all.

During the times of construction, Mansion residents, staff and guests may have to use an alternate route in and out of the Mansion.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the Governor's Results Washington goals:

- Goal #5: Efficient, effective, and accountable government by increasing customer satisfaction, in this case, Governor Inslee, his family, guests, visitors, and the public.
- Goal #4: Washington State is striving to foster the health of Washingtonians, from a healthy start to a safe and supported future.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- security and safety improvements on the Capitol Campus in accordance with the Security Study;

- is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
- And aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Please see following photo showing part of the damaged concrete driveway.



13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cherberg – Sewer Service Replacement

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000511	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2028

Project Summary

This project would replace the failing sanitary sewer service to Cherberg building. Failure of this line will result in loss of sanitary sewer service to this building and is identified as a high risk of failure.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES maintains a sanitary sewer system on West Capitol Campus. The existing sanitary sewer system consists of sewer mains, side sewers, manholes, and cleanouts. Portions of the sanitary sewer system on West Capitol Campus also serve as a combined storm and sanitary sewer system. The campus sewer system discharges to the City of Olympia's sanitary sewer system.

The 2017 Capitol Campus Utility Renewal Plan by Reid Middleton identified the aging and failing sewer service to the Cherberg Building needs to be replaced. The sewer pipe is identified as "High Risk" as it presents a health and/or safety issue. The pipe could be broken, sagging, reverse sloped, failing, separated, or heavily impaired by root intrusion. This sewer line directly serves the buildings occupied by the executive, legislative, and judicial branch.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project scope is identified as an improvement with high priority by the 2009 Parametrix Report. Specifically, this project would replace the failing side sewer serving the Cherberg Building and restore disturbed surface and landscaping.

Completion of this project will replace a critical infrastructure system and will be installed in compliance with campus standards. This project will provide a long-term solution to this section of the sewer line that is past its service life.

Any unknown conditions must be reviewed by investigating existing conditions. Investigations can be done concurrently during design.

a) When will the project start and be completed?

Design	7/2027 - 11/2027
Construction	3/2028 - 11/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Potential project phasing will be assessed during design.

3. How would the request address the problem or opportunity identified in question #1?

This project will improve the health & safety by reducing risk and will mitigate risks associated with a failure and extend the life of the sewerage system. Replacing the failing sewer line will prevent health and safety problems incurred from a failed line and will ensure that critical infrastructure is in good repair and consistent with both campus standards and national/state regulations.

4. What alternatives were explored?

Preferred Alternative – Replace existing leaking line.

No Action – Taking no action leads to a high risk of sewage leaking back into the building or into water table.

Enhanced Maintenance – Increasing maintenance efforts to prevent leakage for example is not desirable for health and safety reasons because the line is in-ground.

a) Why was the recommended alternative chosen?

Replacing the existing leaking line will remedy the issue.

5. Which clientele would be impacted by the budget request?

Cherberg Building tenants and other employees and visitors on West Campus will be impacted by construction noise and activities as well as street and sidewalk closures and/or detours.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, to the Legislature.
- Goal #3 Sustainable energy & a clean environment by ensuring reduced leakage from sewer lines.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Increases the usability and functionality of the assets.
- Aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project supports the preservation of West Campus, and its historic landscape and monuments. It exemplifies the Capitol Master Plan Principles of preserving historical properties and managing the infrastructure systems to the highest standards.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The following studies, reports and analysis support this request:

- *West Capitol Campus Inventory, Analysis, and Recommendations for: Potable Water, Storm Drainage, Sanitary Sewer, and Irrigation.* Parametrix, 2009.
- *Hillside Evaluation and Preliminary Design, Olympia Capitol Campus.* Golder Associates, 2010.
- *Powerhouse Road Utility Relocation.* Gray & Osborne, 2015
- *Investment Grade Audit-State of Washington Capitol Campus Combined Heat and Power Project.* University Mechanical Contractors, 2016
- *Capitol Campus Utility Renewal Plan,* Reid Middleton, 2017.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

14th and Capitol Way – Irrigation Main Replacement

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000512	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2028

Project Summary

The project will replace the aged and failing water main at 14th and Capitol Way, which is currently leaking, not up to code, and would affect the whole West Campus irrigation system if it failed completely. A failing system could result in the loss of water, damage to landscape assets if there is no irrigation, and more cost to fix the damage main.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The network of pipes for the West Capitol Campus irrigation sprinklers are well beyond their useful life and at high risk of failure. While the entire system needs to be replaced, the specific water main at 14th Avenue and Capitol Way is critical to replace now because it connects two City water mains at Capitol Way and Sid Snyder Avenue Southwest.

Infrastructure issues include:

- Pipes and water mains are well beyond their useful service life. At over 75 years old, some date back to the 1930s.
- The underground water main and system have significant leaks and are at risk of total failure. Leaks can increase water intrusion into surrounding buildings.
- System does not meet current industry standards.
- Failing pipes will make other technology upgrades to the irrigation system ineffective.

Without this upgrade, the water main could fail, affecting the entire irrigation system for West Capitol Campus, preventing DES from fulfilling its role as stewards of the Capitol Campus grounds and resulting in costly damage to the historic Olmsted landscape design and the plants and tree that rely on the irrigation.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will make the following improvements to the irrigation main line near 14th Avenue and Capitol Way:

- Replace a 240-foot section of the irrigation main line.
- Upgrade system components, including valves and controls, to meet current codes and improve system monitoring.
- Restore the disturbed lawn caused by the replacement.

The 2017 Capitol Campus Utility Renewal Plan identified the line as high risk, noting that failure could detrimentally impact the West Capitol Campus irrigation system and two City of Olympia water mains.

a) When will the project start and be completed?

Design	19/2027 - 2/2028
Construction	6/2028 - 12/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The entire West Capitol Campus irrigation system must be replaced, and DES is recommending breaking up that entire effort by individual project. This project is part of that overall effort and cannot be phased due to the impacts on pedestrian activity in the area.

3. How would the request address the problem or opportunity identified in question #1?

This project will:

- Replace the aged and failing irrigation main, stopping leaks, and upgrading infrastructure.
- Bring irrigation system in this area up to code.
- Preserve historic campus landscape architecture and allow DES to better steward the West Capitol Campus.

- Ensure that monitoring technology upgrades to irrigation systems campus-wide are effective.
- Prevent total failure of the West Campus irrigation system, and potential damage to City of Olympia water mains.

4. What alternatives were explored?

Preferred Alternative—DES recommends careful phasing by replacing one major segment at a time to best manage costs and reduce impacts on campus activity and government operations.

No Action—The irrigation system on West Campus is well beyond its useful life and significantly damaged. Without a complete replacement, it is at risk of complete failure, which could cause costly damage. Not replacing the system will also make other technology updates inefficient.

Comprehensive Replacement - The West Campus system must be replaced. However, replacing the entire system at once would significantly impact campus activity and government operations.

a) Why was the recommended alternative chosen?

Phasing the replacement will address the highest priority sections first, while allowing DES to assess risk and strategically complete repairs to reduce campus impacts and costs.

5. Which clientele would be impacted by the budget request?

Occupants and visitors to West Capitol Campus will be affected by construction impacts, however DES is separating entire system replacement into individual projects to reduce the potential impacts.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request:

- *The Master Plan for the Capitol of the State of Washington*. General Administration, 2006.
- *West Capitol Campus Historic Landscape Master Plan*. Mithun, 2009
- *West Capitol Campus Drainage Master Plan*. Reid Middleton, Mithun, Arbutus Design, 2015
- *Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017
- *State Capitol Development Study*. Schacht Aslani, Mithun, 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Jefferson and Maple Park – Irrigation Main Replacement

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000513	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2028

Project Summary

The project will replace the broken irrigation main line and upgrade system controls in the lawn east of the Transportation Building on East Capitol Campus. The line is currently leaking, increasing costs, and damaging the landscape. The project will also reconnect the line to the City of Olympia main in Jefferson Street, adding a utility meter to better measure irrigation costs for that part of the East Campus system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The irrigation main line in the lawn east of the Transportation Building between Maple Park and the 14th Avenue tunnel is broken and leaks, damaging the landscaping in the heavily wooded area and significantly increasing irrigation costs for East Capitol Campus. Without repairs, damage and utility costs will continue to increase.

The East Capitol Campus gets water from the City of Olympia water mains. While the East Campus irrigation system is segmented, it does not have a master meter or individual meters for each segment, preventing DES from accurately tracking water use for each section of East Campus.

DES has not completed a condition assessment of the entire East Campus irrigation system, but improved metering will help DES identify other potential system issues and needed improvements.

Without repair, costs will continue to increase and damage from the leaks will accelerate.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Replace a section of the main irrigation line on East Campus by the Jefferson Building.
- Install utility metering and upgraded components, connecting the main to the City of Olympia system.
- Conduct a tree assessment and protection plan for construction.
- Restore landscaping damaged by leaks from the current line.

a) When will the project start and be completed?

Design	9/2027 - 2/2028
Construction	4/2028 - 12/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing can be assessed during the predesign.

3. How would the request address the problem or opportunity identified in question #1?

The project will:

- Replace the failing irrigation main, stopping future leaks and upgrading infrastructure.
- Restore damaged landscaping, and prevent future damage from occurring.
- Improve utility metering and DES' ability to monitor system conditions and identify other improvements.
- Reduce operating and maintenance costs.
- Ensure that monitoring technology upgrades to irrigation systems campus-wide are effective.

4. What alternatives were explored?

No Action — Without replacement, the water main will continue to leak, increasing landscape damage, and related repair and water use costs.

Enhanced Maintenance — DES has not been able to locate the leaks without a major unravelling of the irrigation lines, so that break and fix is the backstop. Increased attentiveness to maintenance possibilities will not garner much improvement.

Preferred Alternative — Assess the situation, search for the leaks and repair the whole line.

a) Why was the recommended alternative chosen?

The preferred alternative will assess the issues and repair the entire line. This is the only option for continued use of the irrigation line.

5. Which clientele would be impacted by the budget request?

The construction will take place east of the Transportation Building and between Maple Park and 14th Avenue, in an area used only for limited pedestrian activity. Pedestrians would have to take an alternate route for the duration of the project.

Construction activity may occasionally impact parkers who use the Maple Park/Jefferson Street Visitor Parking Lot.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the

overall cost of government operations; Set a standard for continuous improvement.

- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
 - DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request:

- *The Master Plan for the Capitol of the State of Washington*. General Administration, 2006.
- *Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017
- *State Capitol Development Study*. Schacht Aslani, Mithun, 2017

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

West Campus – Fire Water Flow Study and Improvements

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000514	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2028

Project Summary

The existing underground water system on the West Capitol Campus does not meet the water flow requirements set by the City of Olympia Fire Marshal for effective firefighting. This project will study and analyze the West Campus water system to find causes of the water flow problems and make recommendations for improvements for effective fire flow.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The large, historic buildings on the West Capitol Campus require a high-water flow of 4,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for effective fire protection.

The underground water system on West Capitol Campus does not meet this standard. The City of Olympia has raised concerns about the water flow demand, and the *Capitol Campus Utility Renewal Plan* by Reid Middleton from 2017 indicated that water flow tests are lower than the standard necessary for effective fire protection. The report also recommended that DES complete a full assessment to find the causes of the water flow problem and make recommendations on how to address them.

Without addressing the water flow issue, if a fire were to occur in one of the large historic buildings on the West Capitol Campus, like the Legislative Building, there may not be sufficient water pressure to effectively put out the fire. This could not only result in catastrophic damage to the historic building the fire started in but potentially spread damage to nearby historic buildings and infrastructure on the West Campus. This also increases life and health safety risks to staff and the visiting public.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will allow DES to study the water flow and develop a plan to fix the flow issues on the West Campus and meet the City of Olympia requirements for effective firefighting.

DES will work with the City of Olympia to use its computer modeling application that will help DES create the implementation plan.

a) When will the project start and be completed?

Study & Design	9/2027 - 6/2028
Construction	7/2028 - 4/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore phasing options during the study and design phase.

3. How would the request address the problem or opportunity identified in question #1?

The water system on West Campus is not adequate to fight a significant fire. If a fire event occurs, emergency responders may not have the necessary water flow to control and extinguish a fire in West Campus buildings.

4. What alternatives were explored?

Preferred Alternative – This project provides a comprehensive assessment of the water flow issues and improvements necessary to increase fire flow throughout the West Capitol Campus and meet the City of Olympia’s fire flow requirements. This was recommended in the 2017 report and was suggested to be done as soon as possible.

Do nothing—This is not feasible, as the State has been warned by the City of Olympia Fire Department and reported in the 2017 Capitol Campus Utility Renewal Plan that the fire flow test has indicated inadequacies.

Incremental approach - The state is trying to incrementally resolve some of the problems but does not have a clear picture of the causes that is needed to create a comprehensive plan.

a) Why was the recommended alternative chosen?

The recommended alternative is the only way DES can fully understand the causes of the water flow issues and create a comprehensive plan to address the issues and meet the City of Olympia's requirements and ensure the continuity of government operations and protect the historic West Capitol Campus in case of a large fire.

5. Which clientele would be impacted by the budget request?

This project will not impact tenants or state employees of visitors to West Campus. This project will improve safety for occupants and visitors to the campus and preserve the historic buildings.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#):
 - Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services;
 - Principle 3 – Facility projects employ the highest standards of environmental protection;
 - Principle 4 – Preserve historical properties;

- Principle 5 – Quality designs at the Capitol Campus;
- Principle 6 – Use high-performance standards for major building rehabilitations;
- Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request.

- *Capitol Campus Utility Renewal Plan*. Reid Middleton. 2017
- *State Capitol Development Study*. Schacht Aslani Architects, Mithun. 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cherberg – Foundation Drainage

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000348	Agency Priority:	6
Program:	Minor Works – Infrastructure	Starting Fiscal Year:	2028

Project Summary

This project would correct the water intrusion into the occupied basement and continue the important preservation work for the Cherberg Building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The basement water intrusion has occurred since 2017. The existing footing drains are clay tile drains around the perimeter of the building and a portion of the footing drains have collapsed. There is also a sink hole that needs to be monitored. (See photos included below) on the north side of the Cherberg Building. Possibly collapsed footing drains are creating the sink hole. Currently there are garbage cans that are capturing the water leaking into the building (see photo included below).

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Completion of this project will correct the foundation drainage into the Cherberg Building basement. This project is scheduled for FY 27-29 and should be completed in one biennium.

a) When will the project start and be completed?

Design	7/2027 - 11/2027
Construction	1/2028 - 6/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project will correct the damaged footing drains. Reducing risk and will mitigate risks associated with a foundation failure and will extend the life of the building.

4. What alternatives were explored?

No Action – Taking no action leads to continued basement leaks and further damages to property.

Enhanced Maintenance – Increasing maintenance efforts to prevent leakage for example is not desirable because the footing drains are in-ground.

Preferred Alternative – replace damaged footing drains at the Cherberg Building. And waterproof the basement walls.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option to remedy the issue and preserve the building.

5. Which clientele would be impacted by the budget request?

Cherberg Building tenants and other employees and visitors on West Campus will be impacted. Specifically, the Cherberg basement is occupied by the Legislative Support Services. There is a chronic leak in the rooms where electronic equipment is stored.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, to the Legislature.
- Goal #3 Sustainable energy & a clean environment by ensuring reduced leakage from sewer lines.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Increases the usability and functionality of the assets.
- Aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project supports the preservation of West Campus, and its historic landscape and monuments. It exemplifies the Capitol Master Plan Principles of preserving historical properties and managing the infrastructure systems to the highest standards.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The following photos support the request:

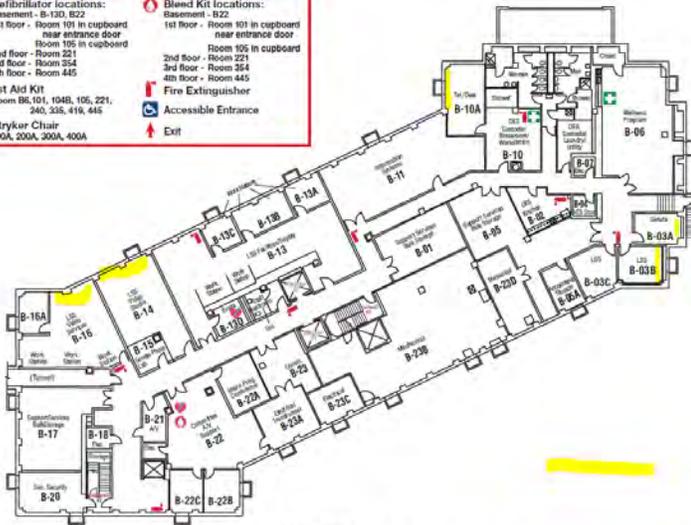
- Exterior water intrusion / sink hole
- Waterproof the concrete walls in basement: there are chronic leaks in B10, B14, B03 A&B, B16







<p>Defibrillator locations: Basement - B-13D, B22 1st floor - Room 101 in cupboard near entrance door Room 105 in cupboard 2nd floor - Room 221 3rd floor - Room 354 4th floor - Room 445</p> <p>1st Aid Kit Room 86, 101, 104B, 105, 221, 240, 338, 416, 445</p> <p>Stryker Chair 100A, 200A, 300A, 400A</p>	<p>Bleed Kit locations: Basement - B22 1st floor - Room 101 in cupboard near entrance door Room 105 in cupboard 2nd floor - Room 221 3rd floor - Room 354 4th floor - Room 445</p> <p>Fire Extinguisher</p> <p>Accessible Entrance</p> <p>Exit</p>
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Basement
John A. Cherberg Building
 304 15th Avenue SW - Olympia WA 98504

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

HLB – Domestic Water System Upgrades

CBS ID:	40000250	Project Class:	Preservation
Subproject Number:	40000270	Agency Priority:	6
Program:	Minor Works – Infrastructure	Starting Fiscal Year:	2030

Project Summary

Tenants at the Highway-License Building are requesting touchless sinks, soap dispensers, toilets, and urinals, and drinking fountains. Tenants are also experiencing issues with the domestic hot water system. This project will update the water system fixtures throughout the building (Highway Licenses Building) to follow the advice of medical experts on preventing the public spread of respiratory illnesses like Covid-19, influenza, and respiratory syncytial virus (RSV).

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The water fixtures in the Highway-License Building all require physical touch. Tenants have requested that these be replaced with touchless options. To prevent the spread of respiratory illnesses, medical experts advise avoiding public drinking fountains if possible or to limit direct contact when using them. Filling a reusable water bottle is more hygienic than drinking directly from a fountain, and touchless bottle filling water stations also reduce plastic waste. Circulation of the domestic hot water system is inefficient, takes too long to heat up, and has received complaints from tenants.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request would replace the following water fixtures in the building with touchless versions:

- Sinks
- Soap dispensers
- Toilets
- Urinals
- Drinking fountains
- Water Heaters

- Circulation Pumps

The touchless fixtures would reduce risks to public health and safety. The touchless fixtures would reduce risks to public health and safety.

a) When will the project start and be completed?

Design	7/2029 - 11/2029
Construction	2/2030 - 6/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

To reduce costs and interruptions to operations, DES should complete this work in the same biennium. DES will create a work plan to minimize disruptions during the design phase. Other phasing options can be explored during design.

3. How would the request address the problem or opportunity identified in question #1?

This project will replace water fixtures with touchless versions to improve health and safety in the building. New fixtures will also improve building energy efficiency.

4. What alternatives were explored?

Preferred Alternative – Install touchless fountains, toilets, and other fixtures to the building in one biennium.

No Action – No new water fixtures are installed and updates to the hardware will be fixed as it fails.

Phased Alternative – This project could be broken into smaller phases. This will be explored during design.

a) Why was the recommended alternative chosen?

The preferred alternative will fund the new water fixtures and install them within one biennium to cut on costs and disruptions to the tenants.

5. Which clientele would be impacted by the budget request?

The HLB houses the Department of Licensing and the Attorney General’s Office. These essential agencies provide services to a wide range of clients including state and local agencies and the general public.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. **If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).**

Not applicable.

10. **How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Updating these fixtures will increase building energy efficiency and reduce carbon use, helping DES comply with energy and climate regulations and meet targets set by RCWs [19.27A.190](#) and [19.27A.210](#).

11. **How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This request will bring the HLB up to a modern standard of health, safety, and energy efficiency.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Sylvester Park – Electrical Upgrades

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000516	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2030

Project Summary

This project will implement work scoped in the 2015-2017 biennium to repair and preserve the infrastructure and landscaping of the high-use Sylvester Park located in the heart of downtown Olympia.

This project will be coordinated with Sylvester Park – Gazebo and Landscape Repair, Sylvester Park – Irrigation and Stormwater Repair, and Sylvester Park – Sidewalk Repair.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Sylvester Park is on the national, state, and local registers of historic places and is used often for public events. Its age and high use are speeding wear and tear on the park and its infrastructure, and its systems cannot meet park use needs.

Issues include:

- Lighting is insufficient and failing.
- Utilities and irrigation are outdated, failing, and inefficient.

Without construction funding, Sylvester Park's infrastructure will continue to deteriorate from high use, costs from ongoing maintenance and additional damage will increase, and design work may need to be revisited.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will implement the design work DES completed during the 2015-2017 biennium, replacing and upgrading aged infrastructure to help meet current park use needs.

It will:

- **Replace electrical utility system and circuit** to connect to city infrastructure and better meet current use needs in the park and gazebo, including:
 - Use as a performance space.
 - Annual lighting of a holiday tree and menorah.
 - Security camera requirements.
 - Improved lighting.
 - Future expansion.
- **Upgrade lighting, security cameras, and signage** to improve safety.

a) When will the project start and be completed?

Design	7/2029 - 4/2030
Construction	6/2030 - 6/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing the project in one phase to reduce costs, minimize the significant disruptions to City of Olympia traffic and public use of the park, and prevent rework.

The project would close the park for six to eight months to complete work during the drier months of June through September, and after the Capitol City Marathon in May.

3. How would the request address the problem or opportunity identified in question #1?

This project will improve public health and safety, upgrade park infrastructure and utilities to meet current use, and preserve the park for future use. Without construction funding, damage to the park will increase as the park sees heavy use.

As a result, trust and relationships with community groups will decrease. DES has already heard concerns from two key community groups, the Olympia Downtown

Association and Downtown Neighborhood Association, that the park will not be able to accommodate public events as conditions worsen.

4. What alternatives were explored?

Preferred Alternative – Complete project improvements identified in the 2015-2017 plan and preserve Sylvester Park for the enjoyment of the community and downtown businesses.

No Action – This will lead to continued deterioration of the park, affect public use, and decrease trust in the state’s management of the park.

Incremental Improvements – This approach would increase costs and disruptions, require added design work, and lead to multiple archeological/cultural resources surveys instead of one.

a) Why was the recommended alternative chosen?

The preferred alternative will implement the previously completed design work.

5. Which clientele would be impacted by the budget request?

The project will benefit the public, community organizations, the City of Olympia, and the State of Washington by repairing and preserving Sylvester Park for current and future use.

The state and local community uses the park for events throughout the year, including the Capitol City Marathon, holiday tree lighting, and community concerts. DES will partner closely with the City of Olympia and community groups as events will need to be scheduled around construction.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - security and safety improvements on the Capitol Campus in accordance with the Security Study.
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
 - and, and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and managing and maintaining state grounds to the highest standards of excellence, while maximizing opportunities for public access and enjoyment. In addition, the State has committed to perpetuate and maintain the Park in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *The Master Plan for the Capitol of the State of Washington*, NBBJ, 1991
- *West Capitol Campus and Sylvester Park Landscape History and Regeneration Study*. Artifacts Consulting and Susan Black and Associates, 2001
- *The Master Plan for the Capitol of the State of Washington*. Department of General Administration, 2006

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Sylvester Park – Irrigation and Stormwater Repair

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000517	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2030

Project Summary

This project will implement work scoped in the 2015-2017 biennium to repair and preserve the infrastructure and landscaping of the high-use Sylvester Park located in the heart of downtown Olympia.

This project will be coordinated with Sylvester Park – Gazebo and Landscape Repair, Sylvester Park Electrical Upgrade, and Sylvester Park – Sidewalk Repair.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Sylvester Park is on the national, state, and local registers of historic places and is often used for public events. Its age and high use are speeding up wear and tear on the park and its infrastructure, and its systems cannot meet park use needs.

Issues include:

- Lighting is insufficient and failing.
- Utilities and irrigation are outdated, failing, and inefficient.
- Sidewalks are damaged and pose safety risks from trip hazards.
- Pedestrian paths are not accessible and need improvements to meet ADA.
- Grass is dying, and the landscape needs to be updated.
- The gazebo, used for events, needs repairs.
- Visitors need more signage to help navigate the park.

Without construction funding, Sylvester Park's infrastructure will continue to deteriorate from high use, costs from ongoing maintenance and additional damage will increase, and design work may need to be revisited.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will implement the design work DES completed during the 2015-2017 biennium, replacing and upgrading aged infrastructure to help meet current park use needs.

It will:

- **Replace the irrigation sprinkler system** to meet future landscape design needs and improve efficiency, considering using reclaimed water and modern controls.
- **Install a stormwater drainage system to improve stormwater** management and reduce flooding.
- **Assess drinking fountains** and water system.

a) When will the project start and be completed?

Design	7/2029 - 4/2030
Construction	6/2030 - 6/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing the project in one phase to reduce costs, minimize the significant disruptions to City of Olympia traffic and public use of the park, and prevent rework.

The project would close the park for six to eight months to complete work during the drier months of June through September, and after the Capitol City Marathon in May.

3. How would the request address the problem or opportunity identified in question #1?

This project will improve public health and safety, upgrade park infrastructure and utilities to meet current use, and preserve the park for future use. Without construction funding, damage to the park will increase as the park sees heavy use.

As a result, trust and relationships with community groups will decrease. DES has already heard concerns from two key community groups, the Olympia Downtown Association and Downtown Neighborhood Association, that the park will not be able to accommodate public events as conditions worsen.

4. What alternatives were explored?

Preferred Alternative – Complete project improvements identified in the 2015-2017 plan and preserve Sylvester Park for the enjoyment of the community and downtown businesses.

No Action – This will lead to continued deterioration of the park, affect public use, and decrease trust in the state’s management of the park.

Incremental Improvements – This approach would increase costs and disruptions, require added design work, and lead to multiple archeological/cultural resources surveys instead of one.

a) Why was the recommended alternative chosen?

The preferred alternative will implement the previously completed design work.

5. Which clientele would be impacted by the budget request?

The project will benefit the public, community organizations, the City of Olympia, and the State of Washington by repairing and preserving Sylvester Park for current and future use.

The state and local community uses the park for events throughout the year, including the Capitol City Marathon, holiday tree lighting, and community concerts. DES will partner closely with the City of Olympia and community groups as events will need to be scheduled around construction.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - security and safety improvements on the Capitol Campus in accordance with the Security Study.
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
 - and, and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and managing and maintaining state grounds to the highest standards of excellence, while maximizing opportunities for public access and enjoyment. In addition, the State has committed to perpetuate and maintain the Park in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *The Master Plan for the Capitol of the State of Washington*, NBBJ, 1991
- *West Capitol Campus and Sylvester Park Landscape History and Regeneration Study*. Artifacts Consulting and Susan Black and Associates, 2001
- *The Master Plan for the Capitol of the State of Washington*. Department of General Administration, 2006

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Sylvester Park - Sidewalk Repair

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000518	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2030

Project Summary

This project will implement work scoped in the 2015-2017 biennium to repair and preserve the infrastructure and landscaping of the high-use Sylvester Park located in the heart of downtown Olympia.

This project will be coordinated with Sylvester Park – Gazebo and Landscape Repair, Sylvester Park Electrical Upgrade, Sylvester Park – Irrigation, and Stormwater Repair.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Sylvester Park is on the national, state, and local registers of historic places and is often used for public events. Its age and high use are speeding up wear and tear on the park and its infrastructure, and its systems cannot meet park use needs.

Issues include:

- Lighting is insufficient and failing.
- Utilities and irrigation are outdated, failing, and inefficient.
- Sidewalks are damaged and pose safety risks from trip hazards.
- Pedestrian paths are not accessible and need improvements to meet the ADA.
- Grass is dying and landscape needs to be updated.
- The gazebo, used for events, needs repairs.
- Visitors need more signage to help navigate the park.

Without construction funding, Sylvester Park's infrastructure will continue to deteriorate from high use, costs from ongoing maintenance and additional damage will increase, and design work may need to be revisited.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will implement the design work DES completed during the 2015-2017 biennium, replacing and upgrading aged infrastructure to help meet current park use needs.

It will:

- **Improve mobility and accessibility** by bringing sidewalks and paths up to ADA standards and replacing paths within the park.
- **Complete an archeological/cultural study** to study historic use and address any historic discoveries.

a) When will the project start and be completed?

Design	7/2029 - 4/2030
Construction	6/2030 - 6/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing the project in one phase to reduce costs, minimize the significant disruptions to City of Olympia traffic and public use of the park, and prevent rework.

The project would close the park for six to eight months to complete work during the drier months of June through September, and after the Capitol City Marathon in May.

3. How would the request address the problem or opportunity identified in question #1?

This project will improve public health and safety, upgrade park infrastructure and utilities to meet current use, and preserve the park for future use. Without construction funding, damage to the park will increase as the park sees heavy use.

As a result, trust and relationships with community groups will decrease. DES has already heard concerns from two key community groups, the Olympia Downtown Association and Downtown Neighborhood Association, that the park will not be able to accommodate public events as conditions worsen.

4. What alternatives were explored?

Preferred Alternative – Complete project improvements identified in the 2015-2017 plan and preserve Sylvester Park for the enjoyment of the community and downtown businesses.

No Action – This will lead to continued deterioration of the park, affect public use, and decrease trust in the state’s management of the park.

Incremental Improvements – This approach would increase costs and disruptions, require added design work, and lead to multiple archeological/cultural resources surveys instead of one.

a) Why was the recommended alternative chosen?

The preferred alternative will implement the previously completed design work.

5. Which clientele would be impacted by the budget request?

The project will benefit the public, community organizations, the City of Olympia, and the State of Washington by repairing and preserving Sylvester Park for current and future use.

The state and local community uses the park for events throughout the year, including the Capitol City Marathon, holiday tree lighting, and community concerts. DES will partner closely with the City of Olympia and community groups as events will need to be scheduled around construction.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - security and safety improvements on the Capitol Campus in accordance with the Security Study.
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
 - and, and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and managing and maintaining state grounds to the highest standards of excellence, while maximizing opportunities for public access and enjoyment. In addition, the State has committed to perpetuate and maintain the Park in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *The Master Plan for the Capitol of the State of Washington*, NBBJ, 1991
- *West Capitol Campus and Sylvester Park Landscape History and Regeneration Study*. Artifacts Consulting and Susan Black and Associates, 2001
- *The Master Plan for the Capitol of the State of Washington*. Department of General Administration, 2006

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Sylvester Park – Gazebo and Landscape Repair

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000519	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2030

Project Summary

This project will implement work scoped in the 2015-2017 biennium to repair and preserve the infrastructure and landscaping of the high-use Sylvester Park located in the heart of downtown Olympia.

This project will be coordinated with Sylvester Park Electrical Upgrade, Sylvester Park – Irrigation and Stormwater Repair, and Sylvester Park – Sidewalk Repair.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Sylvester Park is on the national, state, and local registers of historic places and is used often for public events. Its age and high use is speeding wear and tear on the park and its infrastructure, and its systems cannot meet park use needs.

Issues include:

- Lighting is insufficient and failing.
- Utilities and irrigation are outdated, failing, and inefficient.
- Sidewalks are damaged and pose safety risks from trip hazards.
- Pedestrian paths are not accessible and need improvements to meet the ADA.
- Grass is dying, and the landscape needs to be updated.
- The gazebo, used for events, needs repairs.
- Visitors need more signage to help navigate the park.

Without construction funding, Sylvester Park's infrastructure will continue to deteriorate from high use, costs from ongoing maintenance and additional damage will increase, and design work may need to be revisited.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will implement the design work DES completed during the 2015-2017 biennium, replacing and upgrading aged infrastructure to help meet current park use needs.

It will:

- **Improve mobility and accessibility** by bringing sidewalks and paths up to ADA standards and replacing paths within the park.
- **Assess drinking fountains** and water system.
- **Design and install new landscaping** to repair damage and complement historic park features.
- **Upgrade security cameras, and signage** to improve safety.

Complete an archeological/cultural study to study historic use and address any historic discoveries.

a) When will the project start and be completed?

Design	7/2029 - 4/2030
Construction	6/2030 - 6/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing the project in one phase to reduce costs, minimize the significant disruptions to City of Olympia traffic and public use of the park, and prevent rework.

The project would close the park for six to eight months to complete work during the drier months of June through September, and after the Capitol City Marathon in May.

3. How would the request address the problem or opportunity identified in question #1?

This project will improve public health and safety, upgrade park infrastructure and utilities to meet current use, and preserve the park for future use. Without construction funding, damage to the park will increase as the park sees heavy use.

As a result, trust and relationships with community groups will decrease. DES has already heard concerns from two key community groups, the Olympia Downtown Association and Downtown Neighborhood Association, that the park will not be able to accommodate public events as conditions worsen.

4. What alternatives were explored?

Preferred Alternative – Complete project improvements identified in the 2015-2017 plan and preserve Sylvester Park for the enjoyment of the community and downtown businesses.

No Action – This will lead to continued deterioration of the park, affect public use, and decrease trust in the state’s management of the park.

Incremental Improvements – This approach would increase costs and disruptions, require added design work, and lead to multiple archeological/cultural resources surveys instead of one.

a) Why was the recommended alternative chosen?

The preferred alternative will implement the previously completed design work.

5. Which clientele would be impacted by the budget request?

The project will benefit the public, community organizations, the City of Olympia, and the State of Washington by repairing and preserving Sylvester Park for current and future use.

The state and local community uses the park for events throughout the year, including the Capitol City Marathon, holiday tree lighting, and community concerts. DES will partner closely with the City of Olympia and community groups as events will need to be scheduled around construction.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - security and safety improvements on the Capitol Campus in accordance with the Security Study.
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
 - and, and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection; and managing and maintaining state grounds to the highest standards of excellence, while maximizing opportunities for public access and enjoyment. In addition, the State has committed to perpetuate and maintain the Park in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *The Master Plan for the Capitol of the State of Washington*, NBBJ, 1991
- *West Capitol Campus and Sylvester Park Landscape History and Regeneration Study*. Artifacts Consulting and Susan Black and Associates, 2001
- *The Master Plan for the Capitol of the State of Washington*. Department of General Administration, 2006

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Storm Line Replacement

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000520	Agency Priority:	7
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2032

Project Summary

This project will replace a failing storm line on the east side of Office Building Two (OB2). The main line extends from OB2 to the City of Olympia’s mainline on Jefferson Street. The existing pipe has a separated joint and shows signs of an infiltration issue.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

OB2 has a separate discharge to the City's system and a 12-inch line, east of OB2, collects flow from the perimeter drain lines and roof drains from the building. The 12-inch line conveys the flow to the east, where it connects to the City’s storm main under Jefferson Street SE.

The 2017 Utility Renewal Plan indicated that the 12-inch concrete stormwater discharge pipe from OB2 to Jefferson Street has separated joints and circumferential cracks and is likely to fail without repairs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace the 12-inch storm main discharging storm runoff from OB2 to the City storm mainline in Jefferson Street. The concrete storm line has separated joints and appears to be cracking circumferentially at one location.

a) When will the project start and be completed?

Design	7/2031 - 1/2032
Construction	2/2032 - 8/2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Given that the section of stormwater line that needs to be replaced is small, a phased alternative would be inefficient and is not recommended.

3. How would the request address the problem or opportunity identified in question #1?

This project will replace the deficient 12-inch storm main discharging storm runoff from OB2 to the public storm main in Jefferson Street.

4. What alternatives were explored?

Preferred Alternative - While the storm line could be repaired using the Cured-in-Place-Pipe (CIPP) method, replacement of the entire line with double-walled corrugated plastic storm pipe will be more cost effective in the long run because of the age of the existing stormwater main line.

No Action – This would result in continued leaks and impending line failure.

Low-Cost Alternative - A low-cost method of repair is “cured-in-place-pipping (CIPP), a trenchless rehabilitation method used to repair existing pipelines. It involves a jointless, seamless pipe lining within an existing pipe. The process of CIPP involves inserting and running a felt lining into a preexisting pipe that is the subject of repair. Resin within the liner is then exposed to a curing element to make it attach to the inner walls of the pipe. Once fully cured, the lining now acts as a new pipeline.

a) Why was the recommended alternative chosen?

The preferred alternative will completely remedy the issue.

5. Which clientele would be impacted by the budget request?

Occupants of OB2 may be impacted by some construction activity, but impacts can be mitigated by noise restricted time periods.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, the occupants of the OB2.
- Goal #3 Sustainable energy & a clean environment by reducing stormwater leakage.

It also supports the following DES agency strategies, priorities, and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

No.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *The Capitol Campus Utility Renewal Plan*, Reid Middleton, 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Storm Line Replacement

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000521	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2032

Project Summary

This project will replace a damaged storm main line in the parking lot northeast of the Natural Resource Building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The storm main line collects and conveys storm runoff from the NRB parking area to the detention vault located under the south side of the parking structure. The 2017 Utility Renewal Plan documented that this PVC storm line has multiple joint offsets and a significant sag. The sag has accumulated sediments, reducing pipe capacity.

The Natural Resources Building was constructed in the early 1990s and the site complied with the modern-day stormwater regulations under the current code at construction. A 12-inch pipe runs behind the edge of the sidewalk, south of 11th Avenue SE. This pipe collects flow from the area between the parking lot retaining wall and the street sidewalk. The pipe diverts south near the intersection of Adams Street SE and 11th Avenue SE and progressively increases from 8 to 15 inches in diameter. The pipe collects additional flow from the parking lot and then discharges to a below-grade detention vault beneath the Natural Resources Building.

In the northeast corner of the parking lot, a 12-inch main line collects and conveys surface flow to the southwest. This main also discharges to the below-grade detention vault and includes multiple joint offsets and sags. This improvement project is proposed to remove and replace this main line.

The detention vault receives additional flow from an underdrain system below some planter strips south of the Natural Resources Building. This 8-inch line runs from west to east.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace the damaged 12-inch storm main under the northeast parking lot of the Natural Resources Building.

a) When will the project start and be completed?

Design	7/2031 - 1/2032
Construction	2/2032 - 8/2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Given that the section of stormwater line that needs to be replaced is small, a phased alternative would be inefficient and is not recommended.

3. How would the request address the problem or opportunity identified in question #1?

The project would replace a section of the storm water mainline from the NRB parking lot to the City's storm water mainline on Jefferson, eliminating the deficiencies in this section of the line.

4. What alternatives were explored?

No alternatives were considered because the line is failing and cannot be maintained over a period through patching or break and fix maintenance.

a) Why was the recommended alternative chosen?

No additional alternatives were considered.

5. Which clientele would be impacted by the budget request?

Impacts would be limited to parkers of the NRB garage. Wayfinding measures would be implemented to mitigate the impacts on vehicle traffic.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, the occupants of the NRB.
- Goal #3 Sustainable energy & a clean environment by reducing storm water leakage.

It also supports the following DES agency strategies, priorities, and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *The Capitol Campus Utility Renewal Plan*, Reid Middleton, 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – Primary Circuit Selectivity

CBS ID:	40000180	Project Class:	Preservation
Subproject Number:	40000522	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2032

Project Summary

Currently, there is only one primary electrical circuit from the Medium Voltage loop feeding the Legislative Building. This project will provide another primary electrical circuit, which would allow the switch to another primary circuit in the event of a power failure or emergency.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

A single primary circuit (#25) serves the Legislative Building. The 2017 Utility Renewal Plan determined that if this circuit fails, the building will be out of power because there is no “backup” circuit to take over the operation. In addition to the lack of resilience, the 2017 Utility Renewal Plan also identified the following problems:

- The MV entry conduit lacks proper foaming/plugging to prevent water ingress to the MV switch room.
- Ground conductors appear slightly corroded.
- There are no arc flash labels on observed equipment.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will provide primary electrical circuit selectivity-the ability to switch from one primary circuit to another in event of a power failure like other critical buildings on Campus.

a) When will the project start and be completed?

Design

| 7/2031 - 4/2032

- b) Identify whether the project can be phased, and if so, which phase is included in the request.**

Phasing is not recommended.

- 3. How would the request address the problem or opportunity identified in question #1?**

Providing primary circuit selectivity to the building will provide more resiliency and flexibility to the electrical system within the building.

If this project is not funded and implemented, the Legislative Building will be at a disadvantage during a power outage or other similar emergency.

- 4. What alternatives were explored?**

No alternatives were considered.

- a) Why was the recommended alternative chosen?**

No alternatives were considered.

- 5. Which clientele would be impacted by the budget request?**

Occupants of the Legislative Building would be impacted during some of the work (power outages), but these impacts can be reduced significantly by having the project work take place in off-hours.

- 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

- 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, occupants of the Legislative Building.

It also supports the following DES agency strategies, priorities, and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- security and safety improvements on the Capitol Campus in accordance with the Security Study; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *The Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Upgrade Electrical Vault Lids

CBS ID:	40000505	Project Class:	Preservation
Subproject Number:	40000523	Agency Priority:	6
Program:	Minor Works - Infrastructure	Starting Fiscal Year:	2032

Project Summary

Campus-wide replacement of electrical vault lids converting manholes to lifting lids, and bring utility access, labeling and security into compliance with current standards. Improved access to electrical vaults will significantly improve safety and reduce cost of future service and repair.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Medium Voltage (primary) circuits carry 12,800 volts and are extremely hazardous, requiring special training to work on them. These circuits loop around campus are distributed to buildings and other facilities through electrical vaults.

The 2017 Utility Renewal Plan found that many of the electrical vault lids are not in compliance with current standards as defined by the National Electric Code (NEC) and the federal Occupational Safety and Health Administration (OSHA), in terms of lift ability, labeling or security.

- Several of the observed vaults have no locks and poor accessibility.
- These vaults could benefit from an upgrade to a lifting-type vault lid.
- Arc flash labels are not present on equipment.
- The primary vaults should also periodically be drained and cleaned, and all grounding checked for corrosion and solid connections.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will convert electrical vault lids from manholes to lockable lifting lids throughout the campus. This task will bring utility access into compliance with current standards of NEC and OSHA. Improved access to electrical vaults will significantly improve safety and reduce the costs of future service and repair. All vaults should be

identified, assessed, determined as to need to replace and labelled and the information recorded in FIMS and utility maps. All new vault lids should have labels welded on and be lockable.

a) When will the project start and be completed?

Design	7/2031 - 2/2032
Construction	4/2032 - 12/2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project would bring Campus electrical vaults into compliance with current standards and ensure easier identification of vaults and their elements as well as easier accessibility by staff to the vaults.

Without this project, the campus electrical system, with the current approach of ad hoc expansion of circuits to existing vaults or adding new vaults will become increasingly difficult to maintain, let alone identify its components.

4. What alternatives were explored?

No other alternatives have been explored as this is a life/safety issue and complying with standards.

a) Why was the recommended alternative chosen?

The vaults need to be upgraded to meet current standards and codes, improve safety, and lower future repair and maintenance costs.

5. Which clientele would be impacted by the budget request?

All campus tenants and users are beneficiaries of these upgrades and will create more efficiencies, in terms of maintenance and facility development.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #3 Sustainable energy & a clean environment by creating efficiencies in the electrical system.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by:

- Reducing electrical consumption by updating 30-year-old obsolete equipment.
- Improve the overall operations of the electrical system

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Department of Enterprise Services

25-35 Minor Works Historic and Cultural Asset Preservation

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	Leg - Marcus Whitman Statue Relocation	\$ 100,000					\$ 100,000
2	West Campus - Historic Doors Restoration	\$ 1,200,000					\$ 1,200,000
3	Campus - Bronze Conservation		\$ 500,000				\$ 500,000
4	West Campus - Lighting Fixture Restoration		\$ 1,000,000				\$ 1,000,000
5	Campus - Textiles Conservation		\$ 75,000				\$ 75,000
6	Campus - Graffiti Prevention			\$ 100,000			\$ 100,000
		\$ 1,300,000	\$ 1,575,000	\$ 100,000	\$ -	\$ -	\$ 2,975,000

Leg - Marcus Whitman Statue Relocation

CBS ID:	40000499	Project Class:	Preservation
Subproject Number:	40000500	Agency Priority:	7
Program:	Minor Works – Historic & Cultural Asset Preservation	Starting Fiscal Year:	2026

Project Summary

This project facilitates the removal of the Marcus Whitman bronze statue from the current location in the Legislative Building to a new location on the Capitol Campus. This removal and relocation is necessary to accommodate the new statue of Billy Frank Jr., representing Washington State in Statuary Hall in Washington D.C.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Marcus Whitman bronze statue currently on display inside the north entryway of the Legislative Building is a replica of the same bronze statue on display in statuary hall in Washington D.C. Per proviso, the statues in both locations will be replaced with new bronzes statue of Billy Frank Jr., requiring the prior removal and relocation of the Marcus Whitman statue to a new site on the Capitol Campus. This request is a priority due to the immediate time frame for relocating Marcus Whitman statue from the Legislative Building and site preparation needs for the new Billy Frank statue.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Completing the request will facilitate the necessary removal of the Marcus Whitman bronze statue and granite base section from the Legislative Building, and transportation to a new location on the Capitol Campus. This project is projected to be completed during the 25-27 biennium.

a) When will the project start and be completed?

Construction

12/2025 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES does not recommend phasing this project

3. How would the request address the problem or opportunity identified in question #1?

This request will complete the need to remove the current statue of Marcus Whitman from the south entryway of the Legislative Building to allow for the installation of the new Billy Frank Jr. statue.

4. What alternatives were explored?

Preferred Alternative – The most ideal and preferred alternative is to remove the Marcus Whitman statue from the Legislative Building south entryway prior to the delivery of the new Billy Frank Jr. statue to the Capitol Campus.

No Action will not remove the current Marcus Whitman statue, and not provide enough space to accommodate the new Billy Frank statue in the Legislative Building upon arrival.

Maintain – Maintaining the current placement of the Marcus Whitman statue will not conform with the purpose of the Billy Frank Jr. statue to function as a state capitol replica of the original installation at Statuary Hall in Washington D.C.

a) Why was the recommended alternative chosen?

The preferred alternative will provide allotment for adequate time and resources to best facilitate the removal and relocation of the Marcus Whitman statue to a new location on the Capitol Campus.

5. Which clientele would be impacted by the budget request?

No impacts to clientele are known at this time.

- 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No other funding is available at this time.

- 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the following DES agency strategies, priorities, and initiatives: Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health. DES Facility Management strategies of: Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; Aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

- 8. For IT-related costs:**

Not applicable.

- 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

Not applicable.

- 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Not applicable.

- 11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state,

providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

West Campus – Historic Doors Restoration

CBS ID:	40000499	Project Class:	Preservation
Subproject Number:	40000501	Agency Priority:	7
Program:	Minor Works – Historic & Cultural Asset Preservation	Starting Fiscal Year:	2026

Project Summary

This project will upgrade and rehabilitate historic doors and entries across the historic West Capitol Campus. The doors across West Campus need historic preservation, security, and safety upgrades, and are critical to the historic integrity of West Campus structures.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES is upgrading and replacing building access controls throughout the west campus and performing needed historic preservation work concurrently, which will reduce campus impacts and bring interior doors in the Legislative Building up to code.

This project will improve the security and safety of doors through historic rehabilitation necessary in many West Campus buildings, repair damage to the finish and components of historic bronze exterior doors, and improve security and access for interior wood doors.

Issues include:

- The interior and exterior bronze doors are discolored and scratched, showing signs of use and wear, including water streaking, and the protective coating is failing.
- Excess oil staining is visible around the doors from previous maintenance, including on the door stops, bronze door frames, doors, and adjacent stone.
- The historic wood doors in the Legislative Building do not open in the direction of travel, as required by Washington Building Code.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will:

- Repair and refinish the historic bronze doors, including repairing historic mechanical components.
- Repair and refinish the historic wood doors.
- Remove excess oil staining around wood doors.
- Reverse the swing of interior Legislative Building doors to bring them up to code and improve public safety.

Please note treatment work is weather dependent and the schedule will be subject to changes.

a) When will the project start and be completed?

Design	7/2025 - 1/2026
Construction	5/2026 - 10/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES does not recommend phasing this work to reduce tenant impacts and costs.

3. How would the request address the problem or opportunity identified in question #1?

This request will repair the historic doors, preserve them for ongoing use while maintaining the historic integrity of the West Capitol Campus, improve public safety and security, and bring the doors in the Legislative Building up to code.

4. What alternatives were explored?

Preferred Alternative – Complete all work in one biennium to reduce impacts and costs, and preserve the historic integrity of campus through consistent design and equipment. DES should complete this work at the same time as it completes currently funded work to upgrade access controls to exterior doors on the Capitol Campus Access Controls – Exterior Doors.

No action – Not acting would not address existing damage or prevent increased damage from ongoing use.

Phased Alternative – Attempting to “piece-meal” this project over a number of biennia would decrease the historic integrity of the West Campus through inconsistent design and equipment, and increase impacts to West Campus.

a) Why was the recommended alternative chosen?

The preferred alternative is the most efficient and cost-effective option to address the current issues while preserving the historic integrity of West Campus.

5. Which clientele would be impacted by the budget request?

The door restoration will benefit all members of the public and building occupants, including the House of Representatives, Senate, and the Offices of the Governor, Lt. Governor, Secretary of State, Treasurer, and related support offices. Performing this work in the 2025-27 biennium prepares the Legislative Building for the celebration of its 2028 centennial.

DES will schedule work to minimize impacts to all tenants and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

The work scope for this door restoration is in keeping with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties for [Preservation](#).

This project supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- Security and safety improvements on the Capitol Campus in accordance with the Security Study.
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of

public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request:

- *Upgrade and Rehabilitation Recommendations for Exterior Bronze Patinated Doors*, Architectural Resource Group. 2022
- *Recommendations for Select Interior Wood Door Improvements at the Legislative Building*, Architectural Resource Group. 2022

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Bronze Conservation

CBS ID:	40000499	Project Class:	Preservation
Subproject Number:	40000502	Agency Priority:	7
Program:	Minor Works – Historic & Cultural Asset Preservation	Starting Fiscal Year:	2028

Project Summary

This project addresses current conservation issues related to historic bronze materials utilized throughout the Capitol Campus. These materials include the original decorative bronze door systems located at the primary entrance of the Legislative Building, Temple of Justice, Cherberg, O'Brien, and the Insurance Building. Historic bronze materials also include lighting fixtures and decorative elements associated with each building, in addition to the Korean Memorial and several sculpture installations on campus grounds.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The historic bronze materials used throughout the campus buildings and grounds all display advancing levels of soiling and deterioration resulting from weather exposure and lack of protective coatings to reduce surface corrosion. These materials are found in campus memorials, decorative doors, lighting fixtures, and a variety of additional decorative features. This request is a priority due to the advancing state of metal deterioration and immediate need for a comprehensive conditions assessment and applications of protective coatings to inhibit corrosion.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Completing the request for bronze assessment will provide a comprehensive, campus-wide analysis of bronze materials, material composition, impacts of corrosion, and specifications for conservation treatments to be performed by a qualified metals conservator. The completed conservation treatments should last for 4-6 years and will offer a prescriptive process for conservation treatments, in addition to a predictive

model for future planning and budgeting requests. The project is proposed to occur during FY 2027 to coincide with the Capitol Centennial.

a) When will the project start and be completed?

Construction | 7/2026 - 1/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES does not recommend phasing this project.

3. How would the request address the problem or opportunity identified in question #1?

This request will complete an immediate need for repairs and applied coatings to protect all historic bronze materials on campus. It will also produce reporting and modeling to guide future treatments and budget requests.

4. What alternatives were explored?

Preferred alternative: The preferred alternative is to conduct a comprehensive assessment, prepare treatment specifications, and perform conservation treatments to best protect historic bronze materials throughout the Capitol Campus.

No action: Many of the historic bronze surfaces currently display active corrosion due to neglect and lack of conservation treatments. This neglect will contribute to further material failure.

Maintain: Previous action has included ad hoc funding and conservation treatments on individual bronze surfaces and minor repairs.

a) Why was the recommended alternative chosen?

The preferred alternative and recommendations for comprehensive analyses and campus-wide treatments are supported by the Capitol Conservator.

5. Which clientele would be impacted by the budget request?

West campus tenants would be mildly impacted by exterior work for a short duration.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No other funding is available at this time.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.

DES Facility Management strategies of:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documentation is available upon request.
Campus Artwork and Memorial Maintenance Plan (2019 Architectural Resources Group).

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

West Campus – Lighting Fixture Restoration

CBS ID:	40000499	Project Class:	Preservation
Subproject Number:	40000349	Agency Priority:	7
Program:	Minor Works - Historic & Cultural Asset Preservation	Starting Fiscal Year:	2028

Project Summary

This project will restore the historic exterior lighting systems associated with the esplanade area of the Legislative Building. The overall scope will address exterior lighting improvements related to campus safety, along with critical stabilization treatments and upgrades to meet current building code.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Exterior Esplanade Lighting array consists of a variety of historic fixtures that are contributing features to the Legislative Building. Current considerations to address include:

- General poor condition of all fixtures
- Current polycarbonate lenses dirty and discolored (not original); can't exactly match material for replacement; inconsistent appearance
- Corroded rigid conduit and wiring
- 9/34 fixtures not functioning
- Not secured to plinths
- Several missing finials

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project is ultimately important for the long-term preservation of key historic lighting fixtures associated with the Legislative Building. In addition, this project will address comprehensive historic preservation, aesthetic, safety, and security considerations, and specifically include the following:

- Restore function to all Exterior Esplanade Lighting fixtures.

- Upgrade ballasts and lens.
- Replace missing finials and access covers.
- Secure attachment to plinths

This project is scheduled to be completed during the 2027-29 biennium.

a) When will the project start and be completed?

Design	7/2027 - 10/2027
Construction	11/2027 - 3/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing can be assessed during design.

3. How would the request address the problem or opportunity identified in question #1?

Funding this project will allow for the restoration and retention of significant character defining lighting features of the Legislative Building Esplanade and perform critical upgrades to best meet responsibilities to campus security and asset stewardship.

4. What alternatives were explored?

Due to the type of project, there are very limited alternatives. This project is necessary to restore function, upgrade ballasts and lens, replace missing finials and access covers, securely attach to plinths.

a) Why was the recommended alternative chosen?

There are limited alternatives and funding this project will address the issue.

5. Which clientele would be impacted by the budget request?

As the majority of the restoration work involved can be performed in a shop environment, impact to clientele is projected to be minimal.

- 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No.

- 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#), specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...for the care and stewardship of the public and historic facilities of the State Capitol, to facilitate public access, use and enjoyment of these assets, and to carefully preserve them for the benefit of future generations." (SHB 1995, Chapter 330, Laws of 2005).

The work scope for this restoration is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

- 8. For IT-related costs:**

Not applicable.

- 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

Not applicable.

- 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Please see attached photos:





13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Textile Conservation

CBS ID:	40000499	Project Class:	Preservation
Subproject Number:	40000503	Agency Priority:	7
Program:	Minor Works – Historic & Cultural Asset Preservation	Starting Fiscal Year:	2028

Project Summary

This project facilitates the assessment and treatment for the historic textile furnishings associated with the Legislative Building. These furnishings include the original 1928 window drapery and accessories of the Governor’s Office, Lt. Governor’s Office, Secretary of State Office, and the State Reception Room, which also displays the original custom-made Mohawk Mills carpet.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The original textile furnishings of the Legislative Building are nearly a century old and remain vulnerable to deterioration from use and continuing damage from ultraviolet light. The historic Wilder & White incorporated window furnishings are the last remaining historic textiles of this type on the west campus and remain an important and surviving character-defining feature of the Legislative Building’s original historic interior furnishings. A comprehensive conservation assessment and application of recommended treatments is necessary to stabilize the deterioration of the drapery fabrics and provide necessary conservation treatments and upgrades to reduce future damage from use and ultraviolet light exposure.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Completing the request will create an assessment report and guide to the proper conservation and care of the historic drapery and textiles of the Legislative Building, in addition to implementing treatments to stabilize failing or damaged textiles following these specifications.

a) When will the project start and be completed?

Construction | 9/2027 - 10/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Due to the specialized nature of textiles conservation, DES does not recommend phasing this project

3. How would the request address the problem or opportunity identified in question #1?

This request will provide necessary assessment, stabilization treatments, and conservation planning for the Legislative Building historic drapery and textiles, and ensure ongoing public display of these important original furnishings

4. What alternatives were explored?

Preferred Alternative – The preferred alternative is to complete the historic textile assessment, treatments, and conservation guidelines for the Legislative Building as soon as possible to limit future damage and deterioration.

No Action will not reduce the level of deterioration or damage to the historic textiles and furnishings, creating the potential for eventual removal and replacement.

Maintain – Maintaining the drapery and historic textiles in place may limit some but not all deterioration and damage, which will continue to occur and increase vulnerability and conservation costs.

a) Why was the recommended alternative chosen?

The preferred alternative will provide allotment for assessment, treatment applications, and conservation guidelines, and preserve the historic textiles of the Legislative Building for generations to come.

5. Which clientele would be impacted by the budget request?

No impacts to clientele are known at this time.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No other funding is available at this time.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the following DES agency strategies, priorities, and initiatives: Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health. DES Facility Management strategies of: Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; Aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Graffiti Prevention

CBS ID:	40000499	Project Class:	Preservation
Subproject Number:	40000504	Agency Priority:	7
Program:	Minor Works – Historic & Cultural Asset Preservation	Starting Fiscal Year:	2030

Project Summary

This project addresses immediate issues related to consistent acts of graffiti on the capitol campus and includes sets of applied treatments to repel paint and marking materials and discourage future acts.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Campus is consistently subjected to graffiti and similar acts of vandalism that significantly impact the quality and integrity of campus buildings and ground features. These acts of vandalism are destructive and costly to remove and often require specialty applications and services to mitigate damage and restore historic appearances. Applications of protective coatings to surfaces at human-scale will greatly reduce the extent of damage to historic surfaces and allow for more effective cleaning and preservation of campus buildings and ground features.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Completing the request for Campus Graffiti Prevention will provide a working model for protecting building materials throughout the Capitol Campus from graffiti surface coatings and paint applications. The applied surface coatings will also provide opportunities to collect additional data on levels of protection to guide similar preventative efforts in the future.

a) When will the project start and be completed?

Construction

9/2029 - 10/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

To best maintain quality control of the anti-graffiti product applications, DES does not recommend phasing this project.

3. How would the request address the problem or opportunity identified in question #1?

This request will address consistent vandalism and graffiti acts on the Capitol Campus through applications of protective coatings to minimize damage from future graffiti activity.

4. What alternatives were explored?

Preferred alternative: The preferred alternative is to conduct a comprehensive assessment of sandstone building materials, prepare treatment specifications, and perform conservation treatments to best protect historic sandstone materials throughout the Capitol Campus.

No action: Not responding to graffiti damage will increase the likelihood of further occurrences and increase the difficulty of mitigating vandalism. No action also increases the likelihood of further incidents and demonstrates an appearance of apathy toward vandalism on the Capitol Campus.

Maintain: Previous alternatives have mostly included DES conducting costly and time-consuming cleaning efforts to remove acts of graffiti and vandalism. These techniques are limited in effectiveness and continue to damage historic building materials.

a) Why was the recommended alternative chosen?

This recommended alternative was developed with the assistance and recommendations of the Capitol Conservator.

5. Which clientele would be impacted by the budget request?

No specific impacts to clientele are known at this time.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No other funding is available at this time.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the following DES agency strategies, priorities, and initiatives: Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health. DES Facility Management strategies of: Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; Aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

ARG Capitol Campus Graffiti Recommendations

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Department of Enterprise Services

25-35 Minor Works - Preservation

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	NRB - Computer Room Conversion	\$ 546,000					\$ 546,000
2	Archives - Investigate and Repair Sewer Lines	\$ 720,000					\$ 720,000
3	Leg - Glass Replacement	\$ 380,000					\$ 380,000
4	Percival Cove - Bridge Road Guard Replacements		\$ 25,000				\$ 25,000
5	Leg - North and Stairwell Skylights Repair		\$ 50,000				\$ 50,000
6	HLB - Reinforce Concrete Columns		\$ 200,000				\$ 200,000
7	Leg - UV Security Film on Windows		\$ 250,000				\$ 250,000
8	Kelso - Restroom Remodel		\$ 270,000				\$ 270,000
9	NRB - Millwork Upgrade			\$ 750,000			\$ 750,000
10	Campus - Exterior Furnishings and Improvements				\$ 465,000		\$ 465,000
11	NRB - Exterior Cleaning and Repair				\$ 700,000		\$ 700,000
12	ESD - Mill Work					\$ 75,000	\$ 75,000
		\$ 1,646,000	\$ 795,000	\$ 750,000	\$ 1,165,000	\$ 75,000	\$ 4,431,000

NRB – Computer Room Conversion

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000486	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2026

Project Summary

In 2015, state law required all state agencies to move computer server equipment to the state data center in the 1500 Jefferson Building (RCW 43.105.375). Prior to this change, the Washington Department of Fish & Wildlife (WDFW) and the Department of Natural Resources (DNR) housed server equipment in room 150 in the Natural Resources Building. While a small amount of equipment and storage is still there, the room is empty and unusable. This project will renovate the 2,700-square-foot room so that building tenants can repurpose it for other uses.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Computer server rooms require specific heating, cooling, raised floor setups, and equipment that make them unusable for any other purpose. Since WDFW and DNR are required to transfer their equipment to the state data center, the space will have no tenants or other uses.

The room could potentially provide swing space - temporary office space for displaced workers - for other upcoming major Capitol Campus construction projects.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Restore the HVAC, plumbing, sprinkler, and electric systems to general use.
- Remove specialized facility components, storage, and equipment.
- Return the room back to core and shell.

a) When will the project start and be completed?

Design	7/2025 - 12/2025
Construction	1/2026 - 6/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES should complete this project in one biennium to reduce costs and tenant interruptions.

3. How would the request address the problem or opportunity identified in question #1?

This project will remove unusable building systems, equipment, and layout that is no longer needed, repair existing damage, and prepare the room for future office use in a modern work environment.

4. What alternatives were explored?

Preferred alternative – DES will restore room 150 for general purpose use, repairing damage, removing specialized infrastructure, and restoring space to core and shell.

No action – The room will continue to be vacant and unusable.

a) Why was the recommended alternative chosen?

The preferred alternative will bring the data room back to core and shell, allowing it to be a useable space again.

5. Which clientele would be impacted by the budget request?

Multiple agencies will be impacted including the Department of Natural Resources, Department of Fish and Wildlife, and the Department of Enterprise Services. This project will also allow for future tenant use or potential swing space.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This project will comply with RCW 43.105.375 and increase capacity for staff and services in the building as well as support programs more effectively.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Archives – Investigate and Repair Sewer Lines

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000487	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2026

Project Summary

This project will complete an investigation into the failing sewer lines at the Archives Building and complete needed system upgrades to avoid expensive ongoing repairs and ensure the health and safety of building tenants and visitors.

The Legislature funded \$250,000 during the 2023-2025 biennium to begin investigating the system issues, additional funding is needed to complete and implement recommendations.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The sewer lines serving the Archives Building are failing, obsolete, have exceeded their useful life, and have an insufficient slope to safely carry wastewater from the building. This creates life and health safety issues for building tenants and visitors and leads to expensive ongoing repairs.

The 1964 building sits mostly below ground level, complicating requirements for the building sewage system. As a result, the aged and outdated system has backed up and flooded the stack area where physical records and documents are stored, and Washington State employees occupy. Over the past five years, problems related to these sewer lines have cost over \$10,000 in maintenance.

Without replacement, the outdated sewer system at the Archives Building will continue to be at high risk of future wastewater backups and leaks, threatening the integrity of state records and health and life safety to occupants, ongoing costly emergency repairs, potential interruptions to the continuity of government operations, and access to public information.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will complete the comprehensive assessment started with funding from the 2023-2025 biennium, and implement recommendations that may include:

- Replacing and repairing failing sewer line components.
- Updating the slope of the line for sufficient wastewater travel away from the building, preventing backups and flooding.

a) When will the project start and be completed?

Construction | 7/2025 - 2/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The final assessment and design process will explore alternatives for phasing the project.

3. How would the request address the problem or opportunity identified in question #1?

This project will identify the needed sewer system upgrades and renovations, bringing the system up to modern standards and use, reduce expensive break-and-fix repairs, reduce life and health safety risks to building tenants and visitors, and ensure continuity of government operations and compliance with Washington State records retention procedures and digitization efforts.

4. What alternatives were explored?

Preferred Alternative – Funding this project will complete the work to investigate needed repairs, and complete (or begin?) construction.

No Action – Without funding, the Archives Building will continue to have issues with the grading and sewer lines, putting the building tenants, structure, and state records at risk. Stopping or delaying the work already started will also increase long-term costs and may require rework if too much time passes.

a) Why was the recommended alternative chosen?

The preferred alternative will fix the issues by replacing the obsolete and aging sewer lines.

5. Which clientele would be impacted by the budget request?

The construction work will have short-term impacts to the daily operations of the Office of the Secretary of the State (SOS), and long-term benefits. DES will work closely with the SOS during assessment and design to minimize tenant impacts. The project will also ultimately benefit the other state and local public agencies, and public, who rely on the state archives for access to public information every day.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective

and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

No.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – Glass Replacement

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000488	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2026

Project Summary

This project will replace missing or broken glass in the Legislative Building’s historic Tiffany fixtures and where there are broken or cracked panes of glass in the building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Legislative Building is among the most prominent and integral structures on the historic Capitol Campus, and DES is charged with its ongoing preservation and maintenance, and operations as an active center of Washington state government.

Several of the original Tiffany fixtures have missing or broken glass. There is a large crack in the glass window about one of the doors in the north vestibule of the building. Replacing the broken and missing glass improves the appearance of the fixtures and building, and demonstrates care of the historic structure over which DES has custody.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The request will produce design and construction of the missing and broken glass.

a) When will the project start and be completed?

Design	7/2026 - 12/2026
Construction	1/2027 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This will be explored during design.

3. How would the request address the problem or opportunity identified in question #1?

The request will improve the condition of the light fixture glass and windows and reveal if there are areas that need more extensive future repairs.

4. What alternatives were explored?

Due to the specialty nature of the glass replacement, there are very limited alternatives, and deferred maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

a) Why was the recommended alternative chosen?

The preferred alternative is necessary to address existing damage from weathering and natural wear and tear.

5. Which clientele would be impacted by the budget request?

The cleaning will benefit all members of the public and building occupants, including the House of Representative, Senate, and the Offices of the Governor, Lt. Governor, Secretary of State, Treasurer, and related support offices. Performing this work in the 2025-27 biennium prepares the Legislative Building for the celebration of its 2028 centennial. DES will schedule work to minimize impacts to all tenants and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Percival Cove – Bridge Road Guard Replacements

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000489	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2028

Project Summary

Regular bridge inspections have identified needed upgrades to the Percival Cove Bridge that is part of Deschutes Parkway in Olympia. Based on Washington State Department of Transportation (WSDOT) inspection reports, road strip guards on the north and south edges of the bridge must be replaced. Not replacing these strip guards increases the risk of damage to tires/vehicles and shortens the life expectancy of the road and bridge. Scour holes, cracking and scaling should also be repaired.

This project is dependent on the Deschutes Estuary Restoration project, which currently has plans to remove and replace this bridge. If the Deschutes Estuary Restoration project is proceeds, this project will not be needed.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Percival Cove Bridge spans Percival Cove/Creek as a portion of Deschutes Parkway on the western shore of Capitol Lake. The bridge structure is in water with a maximum depth of four feet, but a majority of the piers are in one to three feet of water. Scour has been noted in the inspection.

The 2024 WSDOT Bridge Inspection identified issues with the bridge deck, including where damaged steel headers at the north and south abutments of the bridge were removed and the compression seal joints are now filled with dirt and debris. (Exhibit A, Photo 3) This causes an uneven surface for the large number of vehicles that use the bridge daily. There is also some scaling on the bridge deck and cracking over piers, in cantilevered spans and leaching cracks in the soffit.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will design and construct needed repairs to the Percival Cove Bridge, including replacement of steel headers at the north and south abutments, filling scoured areas, as needed, and repairing scaling and cracking as identified in the 2023 WSDOT Bridge Inspection Report.

a) When will the project start and be completed?

Design		8/2027 - 2/2028
Construction		5/2028 - 7/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Phasing options will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

The project would respond to noted deficiencies by repairing or replacing elements of the bridge to maintain functionality, extend useful life and enhance vehicle safety.

4. What alternatives were explored?

The bridge currently undergoes repairs through break-and-fix maintenance actions. However, capital funding to make comprehensive repairs is preferable to the status quo approach of waiting for something to fail. It will proactively remedy issues above the level of normal day-to-day maintenance and repair and avoid a potential failure that could close the bridge and disrupt traffic.

a) Why was the recommended alternative chosen?

The only alternative is to replace the stripping guards per the inspection reports.

5. Which clientele would be impacted by the budget request?

This vehicle bridge is used by members of the public on a daily basis, as it constitutes part of Deschutes Parkway along the western shoreline of Capitol Lake. Failure to act creates a potential risk of vehicle damage and a safety risk to passengers, and should a failure occur that closes the bridge, a major traffic disruption would occur.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- o DES Facility Management strategies of:
 - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - o security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request.

- Bridge Inspection Report, WSDOT, December 2017
- Bridge Inspection Report, WSDOT, December 2023

Exhibit A provides visual references to the request taken from the inspection reports.

Exhibit A Bridge Photos from Inspection Report
Photo 1: Location of Bridge on Deschutes Parkway



Photo 2 – Percival Cove Bridge Elevation looking West



Photo 3 - South abutment steel joint header removed, filled with dirt and debris, 2021.



13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – North and Stairwell Skylights Repair

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000491	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2028

Project Summary

This project will replace damaged glass elements and repair the skylight system at the north entry vestibule of the Legislative Building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The skylight features traditionally provided natural lighting to the north entry of Legislative Building. The skylights have been non-functional for several years due to deferred maintenance and compounding material failure. The skylights are currently patched with plywood and plastic sheeting to prevent water intrusion. These temporary treatments are further subject to failure and permanent repair of the glass and related architectural features is required to restore the skylight system to historic appearance and function.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will perform necessary physical repairs to the skylight system.

a) When will the project start and be completed?

Design	7/2027 - 1/2028
Construction	2/2028 - 6/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Due to the material specifications and specialized services required to complete the skylight restoration phasing this project is not recommended.

3. How would the request address the problem or opportunity identified in question #1?

Funding this project will allow for the restoration of the original and historic skylight systems, which are considered among the character defining features of the Legislative Building. The skylight repairs would also restore the historic and intended function of the system and provide natural daylight to the entry vestibule interior.

4. What alternatives were explored?

Preferred Alternative – This project will repair and replace the damaged glass and restore the north skylight.

No Action – The skylights will continue to be nonfunctional. The current patches are meant to be temporary and are subject to failure.

a) Why was the recommended alternative chosen?

Due to the type of project, there are very limited alternatives. The deteriorating conditions of the skylight system are noticeably increasing, as noted by B&G and PPD staff, with the strong recommendation to repair the skylight immediately to prevent further deterioration and water infiltration.

5. Which clientele would be impacted by the budget request?

Repairs to the skylight system will require access to the Legislative building by consultants and contractors to perform specified repairs. As result, it is recommended that construction work be scheduled outside of legislative session to minimize impacts to tenants, legislators, and staff.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#), specifically Policy 4.1, whereby “the state shall apply preservation planning methodology to the ongoing care of State Capitol properties...” It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior’s Standards. This policy promotes modeling “...the best of historic preservation practice...for the care and stewardship of the public and historic facilities of the State Capitol, to facilitate public access, use and enjoyment of these assets, and to carefully preserve them for the benefit of future generations.” (SHB 1995, Chapter 330, Laws of 2005)

The work scope for the skylight repair is in keeping with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties for [Preservation](#).

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The skylight system exterior is currently draped with plastic sheeting to discourage water infiltration. This temporary treatment is failing and in need of permanent repairs. See photo below for reference.



13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

HLB – Reinforce Concrete Columns

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000492	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2028

Project Summary

This project will structurally reinforce four damaged columns in the Highway-License Building. These columns are more likely to fail in an earthquake and will eventually buckle on their own weight, creating major damage to the column structure. In addition, this poses a life safety risk.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

During a building observation walk-through in 2017, three structural columns were found with concerning levels of spalling concrete and rusted rebar. Sargent Engineers, Inc. completed an evaluation. DES later identified a fourth cracking column. Column failure will ultimately occur without repair and could occur in a seismic event, resulting in significant damage and life safety risk.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request is to repair rusting rebar and spalling concrete to maintain the asset, prevent further degradation and reduce life safety risk.

a) When will the project start and be completed?

Design	7/2027 - 2/2028
Construction	3/2028 - 7/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium to reduce tenant interruptions and costs.

3. How would the request address the problem or opportunity identified in question #1?

This project will correct deficiencies noted in a 2017 walk through and subsequent evaluation.

4. What alternatives were explored?

The alternative to doing the project is to delay action. This will postpone necessary repairs, increasing costs and safety risks.

a) Why was the recommended alternative chosen?

Funding this project will address the issue.

5. Which clientele would be impacted by the budget request?

All the occupants of HLB, like the Department of Licensing and the Attorney General's Office. This request will also affect all the public and state visitors to the building.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the

overall cost of government operations; Set a standard for continuous improvement.

- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

See supporting documents:

- Observation Memon for the HLB Columns. Sargent Engineers, Inc. 2021

See image below of concrete cracking and spalling.



13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Leg – UV Security Film on Windows

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000493	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2028

Project Summary

This project will install UV and security window film upgrades to the Governor’s Office, Lt. Governor’s Office, Treasurer, and Secretary of State’s window glass, as related to overall campus safety improvements.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This request seeks to address increasing security concerns related to the historic window systems of the Legislative Building. It will particularly fund improvements to the window glass of the Governor’s Office, Lt. Governor’s Office, Treasurer, and Secretary of State, and provide ultraviolet protection and security tint, as well as shatter resistance to the existing glass.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will fund the UV security film upgrades to all identified window systems in the Legislative building and will be scheduled for completion during the 2025-2027 biennium.

a) When will the project start and be completed?

Design	7/2027 - 12/2027
Construction	1/2028 - 6/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Phasing this project is possible to minimize any impacts to tenants or legislative sessions.

3. How would the request address the problem or opportunity identified in question #1?

This project will complete necessary upgrades to the window systems of the Legislative building, and address concerns over damage to historic interior furnishings presented by the Campus Conservator and respective consultants.

Funding this request for UV film would also address concerns over the window glass vulnerability presented by Capitol Campus Security and WSP and provide an improved level of security tint and shatter resistance.

4. What alternatives were explored?

Due to the type of project, there are very limited alternatives. As these window systems represent some of the more important historic and character defining features of the Legislative building, replacing the window systems with new materials is not recommended due to increased costs and impacts to historic building materials.

a) Why was the recommended alternative chosen?

There are limited alternative to this project.

5. Which clientele would be impacted by the budget request?

This project presents the greatest potential impact to Legislative building tenants, legislators, and support staff.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#), specifically Policy 4.1, whereby “the state shall apply preservation planning methodology to the ongoing care of State Capitol properties...” It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior’s Standards. This policy promotes modeling “...the best of historic preservation practice...for the care and stewardship of the public and historic facilities of the State Capitol, to facilitate public access, use and enjoyment of these assets, and to carefully preserve them for the benefit of future generations.” (SHB 1995, Chapter 330, Laws of 2005)

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties for [Preservation](#).

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional UV and security film product information is available from the supplier at:

- www.llumar.com

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Kelso – Restroom Remodel

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000494	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2028

Project Summary

This project is to remodel the last set of restrooms in the Kelso Building. The project will promote safety, energy efficiency, tenant comfort, and asset preservation.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Restroom set #3 is the last set of restrooms out of 6 sets yet to be upgraded. Restroom set #3 are the only restrooms with a shower stall that is very old and stained, the tile permanently stained and the toilets clogging weekly due to the existing low flow toilets. This remodel would complete the bathroom upgrades.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will remodel the last of the Kelso restrooms and can be completed in the 2027-2029 biennium.

a) When will the project start and be completed?

Design	7/2027 - 12/2027
Construction	1/2028 - 5/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium to reduce tenant interruptions and costs.

3. How would the request address the problem or opportunity identified in question #1?

This request supports the capital priorities of DES by improving facility usability.

- The remodel will extend the useful life of this facility.
- Enhance energy efficiency of the facility.
- Improve tenant and customer comfort.
- Reduce operating and maintenance costs.

4. What alternatives were explored?

The other restrooms in this facility have been updated in phases. This is the final phase of the restroom remodeling project for the building.

a) Why was the recommended alternative chosen?

This project will complete the restroom remodeling for the Kelso building.

5. Which clientele would be impacted by the budget request?

The Kelso Building is currently home to the state agencies Labor and Industries, Department of Social and Health Services, and the Department of Children Youth and Families. The existing water intrusions are significant. The restrooms are severely outdated, inefficient, have maintenance issues and unpleasant to use for staff and their customers, and will likely continue to impact daily operations of these agencies.

DES anticipates that the tenants will be impacted by reasonable construction noise and dust. The project will require temporary closure during the remodel. Other restrooms are available in the building. DES does not anticipate a need for swing space in order to complete this project.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This is the final phase of the restroom remodeling project for the building.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Millwork Upgrade

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000495	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2030

Project Summary

This project is to upgrade the wood interior doors, break room/coffee bar cabinets and trim, commonly referred to as millwork, within the Natural Resources Building (NRB). The millwork is original to the building, which was constructed in 1992.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Millwork throughout the Natural Resources Building (NRB) is well past its useful life and needs to be replaced or refinished. Maintenance time and operating costs increase through constant need for repair of the damaged finishes. Continued deterioration and at an accelerated pace impacts the useful life of the building and the cost of future repairs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will fund construction. Millwork throughout NRB will be inventoried and replaced or refinished, as needed.

a) When will the project start and be completed?

Construction

7/2029 - 2/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium to reduce costs and tenant interruptions.

3. How would the request address the problem or opportunity identified in question #1?

Updating the millwork throughout the building will replace outdated and damaged finishes and make the building more functional and improve the appearance. It will also reduce break and fix maintenance costs required to keep the old doors, trim, cabinets, and other millwork functional.

4. What alternatives were explored?

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The alternative to this project is to continue to repair items piecemeal which is less efficient and economical, or to complete the work as part of the major building rehabilitation project.

a) Why was the recommended alternative chosen?

The only option is to repair or replace doors, trim, break room and coffee bar cabinets, and other millwork.

5. Which clientele would be impacted by the budget request?

The tenants of NRB are the Department of Agriculture, Department of Fish and Wildlife, Department of Natural Resources, and Washington State Recreation and Conservation Office. It is imperative that these essential agencies can continue to provide quality service to their clients in a comfortable and functional building. Construction will be scheduled with building occupants to minimize impacts as much as possible.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Exterior Furnishings and Improvements

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000496	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2032

Project Summary

This project will replace and standardize trash cans, benches, bicycle racks, and other exterior furnishings throughout the Capitol Campus.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES requests funding for this project in the 2031-2033 biennium. Current outdoor furniture on the Capitol Campus is old, beyond its useful life, and does not maintain a consistent or standardized style. The variety of looks makes receptacles more difficult for members of the public to recognize and detracts from the overall aesthetic of the campus. Replacement will meet campus standards and improve aesthetics. The *West Capitol Campus Historic Landscape Preservation Master Plan* was completed in June 2009 “to clarify a vision for preserving the 50-acre West Capitol Campus, establish a framework for stewardship, and prioritize an implementation plan.” The plan noted that standardization of waste and recycle receptacles would increase the effectiveness of waste reduction and recycling efforts and would contribute to the cohesiveness and consistency of the Campus (page 68.)

Standardization of waste and recycling receptacles and other exterior furnishings, along with signage under a separate project, will help reinforce the identity of the campus.

This project is a priority because postponing replacement increases the chance that piecemeal replacements won't match exactly and over time may not be available for purchase.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace and standardize benches, bicycle racks, trash receptacles, and recycling containers throughout the Capitol Campus.

a) When will the project start and be completed?

Construction

7/2031 - 4/2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

If the project were phased, the State would not enjoy economy of scale pricing and the appearance of campus furnishings would be inconsistent.

3. How would the request address the problem or opportunity identified in question #1?

Funding this project will replace and standardize aging exterior furnishings. Replacement will meet campus standards developed by Enterprise Services for the Capitol Campus and improve aesthetics around the campus. The West Capitol Campus Historic Landscape Preservation Master Plan stated that standardization of waste and recycle receptacles would increase the effectiveness of waste reduction and recycling efforts and would contribute to cohesiveness and consistency of the Campus. If the trash container is the same throughout the campus, it's easier for tenants and visitors to spot and recognize.

4. What alternatives were explored?

Due to this type of project, there are limited alternatives. Replacing the items in a piecemeal fashion would create higher costs, as the State would not enjoy economy of scale pricing. It would also continue the inconsistency for a longer time and could even increase the problem if certain items were no longer available when future replacements were funded.

a) Why was the recommended alternative chosen?

Funding this project will replace and standardize trash cans, benches, bicycle racks, and other exterior furnishings throughout the Capitol Campus.

5. Which clientele would be impacted by the budget request?

Campus tenants and the public would benefit from replacement of exterior furnishings across the Capitol Campus.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, campus tenants, as well as the visiting public.
- Goal #3 Sustainable energy & a clean environment by improving recognition and usability of recycle containers and bicycle racks.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - security and safety improvements on the Capitol Campus in accordance with the Security Study.
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective

and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by improving the exterior appearance of assets and customer satisfaction through exterior furniture refresh.

The West Capitol Campus Historic Landscape Preservation Master Plan noted that standardization of waste and recycle receptacles would increase the effectiveness of waste reduction and recycling efforts and would contribute to cohesiveness and consistency of the Campus.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional references available upon request.

- *West Capitol Campus Historic Landscape Preservation Master Plan*. Mithun, 2009

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Exterior Cleaning and Repair

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000497	Agency Priority:	8
Program:	Minor Works – Preservation	Starting Fiscal Year:	2032

Project Summary

This project is to preserve of the exterior of the Natural Resources Building (NRB). Preservation includes professional cleaning and minor repairs.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This building was last cleaned in 2005. Minor repairs are needed: to address:

- Spalling and other deterioration.
- Gaps in the mortar sealant joints occur over time creating points for water intrusion during the rainy season.
- Water entry points in the building envelope are made worse by water flowing near the building due to failing stormwater systems.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Cleaning the exterior will improve the appearance and reveal areas where the building needs repair. The cleaning will also preserve and extend the life and value of the building structure.

a) When will the project start and be completed?

Construction

7/2031 - 12/2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium.

3. How would the request address the problem or opportunity identified in question #1?

Work on this important asset will include needed exterior preservation, professional cleaning, and minor repairs to the stonework.

4. What alternatives were explored?

Based on recommendations from the previous cleaning in 2005 as well as other campus facilities, deferring the maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

Preferred alternative – This project will clean the exterior along with minor repairs.

No Action – The exterior of the Natural Resources Building will continue to accrue damage and deteriorate.

a) Why was the recommended alternative chosen?

The preferred alternative is necessary to address existing damage from weathering and natural wear and tear.

5. Which clientele would be impacted by the budget request?

Multiple agencies occupy the building, including the Department of Natural Resources, Department of Fish and Wildlife, Department of Agriculture, and the Resource Conservation Office. Employees as well as other stakeholders will all benefit from the vital preservation of this building.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The cleaning will preserve and extend the life and value of the building structure and state asset.

Reference: 2023 Department of Enterprise Services Washington State Capitol Facility Condition Assessment.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

ESD – Millwork Upgrade

CBS ID:	40000485	Project Class:	Preservation
Subproject Number:	40000498	Agency Priority:	8
Program:	Minor Works - Preservation	Starting Fiscal Year:	2034

Project Summary

This project is to upgrade the wood interior doors, break room/coffee bar cabinets and trim, commonly referred to as millwork within the Employment Security Department Building (ESD). The millwork is original to the building, which was constructed in 1971.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Millwork throughout ESD is more than 50 years old, past its useful life and needs to be replaced or refinished. Interior doors are scratched, dirty and in need of constant maintenance. Cabinets are old and deteriorating. Laminate is peeling. This state of wear and disrepair impacts ease of daily use, and maintenance and operating costs increase through constant need for repair of the damaged finishes.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will fund design and construction. Doors, trim, break room and coffee bar cabinets, and other millwork throughout ESD will be inventoried and replaced or refinished, as needed.

a) When will the project start and be completed?

Design	9/2033 - 2/2034
Construction	4/2034 - 6/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium to reduce costs and tenant interruptions.

3. How would the request address the problem or opportunity identified in question #1?

Updating the millwork throughout the building will replace outdated and damaged finishes and make the building more functional and comfortable for building tenants. It will also reduce break and fix maintenance costs required to keep the old doors, trim, cabinets, and other millwork functional.

4. What alternatives were explored?

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The alternative to this project is to continue to repair items piecemeal which is less efficient and economical, or to complete the work as part of the major building rehabilitation project.

a) Why was the recommended alternative chosen?

The only option is to repair or replace doors, trim, break room and coffee bar cabinets, and other millwork.

5. Which clientele would be impacted by the budget request?

The Employment Security Department and their customers and visitors will be the primary beneficiary of this project. ESD is an essential public agency providing services to many Washington state employees. It is imperative that this agency can continue to provide quality service to their clients in a comfortable and functional building. Construction will be scheduled with building occupants to minimize impacts as much as possible.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Legislative Building Systems Rehabilitation

CBS ID:	30000791	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	12
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This project will repair and improve the functionality of the Legislative Building’s Heating, Ventilation, and Air Conditioning (HVAC) system and integrate the system into campus controls to improve energy efficiency, tenant and visitor comfort, and health safety. It will also help preserve the historic building for future use and upgrade its critical fire systems.

An Investment Grade Audit was completed in 2023 that details options to complete this project.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

- The historic Legislative Building was completed in 1928 and serves as an active center of Washington state government with chambers and offices for the Legislature, Governor, Lieutenant Governor, Secretary of the State, and State Treasurer.
- The building HVAC system is not efficient or reliable, leading to increased maintenance costs, inefficient energy use, and poor temperature control that can impact health safety and comfort. Issues include:
- The HVAC system is inefficient and outdated, with minimal automation capabilities, increasing building energy use and utility and maintenance costs. The controls are not functioning properly and many of the building’s function are being controlled manually.
- Without modernizing the HVAC controls, the Legislative Building will not be able to meet energy and carbon reduction requirements (RCW 19.27A.200, RCW 70A.45).
- The Legislative Building fire systems are on the verge of failure, requiring immediate action to reduce future impacts, protect the life-safety of building staff and visitors, and preserve building integrity. If this system fails, the Department of Enterprise Services must meet requirements set by the local Fire Department until systems are back online.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

An Investment Grade Audit, *Energy Services Proposal for Department of Enterprise Services* was completed in 2023. This funding request will implement the recommendations in that audit to:

- Repair and modernize building heating and cooling system.
- Integrate the HVAC system into campus controls.
- Reduce system energy through improved automation.

This project will also upgrade the critical fire systems in the Legislative Building.

a) When will the project start and be completed?

Design	8/2025 - 1/2026
Construction	5/2026 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

System rehabilitation should be completed in one biennium to minimize costs and tenant interruptions. The critical fire system upgrade can be phased separate from the system rehabilitation.

3. How would the request address the problem or opportunity identified in question #1?

This project will assess and repair the current building system issues, allowing for better control of office space temperatures and ventilation. The updated building systems will be more energy-efficient, resulting in lower operating costs and a smaller carbon footprint.

Without repairs, the inefficient building systems will continue to impact the comfort and safety of building tenants and visitors and prevent the Legislative Building from meeting energy and carbon reduction targets set by the state. The project will also preserve the historic building for current and future use.

Funding this request will immediately support fire detection, control, and enunciation system replacements in the Legislative building. The upgrades will make sure that building occupants are safe, buildings have better protection in case of fire, and avoid costly fire watch requirements and potential fines.

4. What alternatives were explored?

Preferred Alternative – This project will repair and improve the functionality of the Legislative Building’s Heating, Ventilation and Air Conditioning (HVAC) system, and integrate the system into campus controls to improve energy efficiency, tenant and visitor comfort and health safety, and help preserve the historic building for future use. The critical fire system must be upgrade as the status quo is a life safety risk for staff and visitors for the building.

No Action – The Legislative Building’s systems will continue to be energy inefficient, costly, and create uncomfortable conditions for the occupants and tenants.

a) Why was the recommended alternative chosen?

The preferred alternative will remedy the issue.

5. Which clientele would be impacted by the budget request?

The Legislative Building’s HVAC system is inefficient and needs to be updated to allow for automation and to integrate it with campus controls to ensure the comfort and safety of the Legislature and public visitors.

While construction activity and noise may temporarily impact building tours and tenant operations, DES will coordinate scope and schedule with building tenants during the design planning to minimize interruptions, especially during Legislative session.

DES will also consider swing space — temporary office space for displaced workers — needs during design planning.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [DES Strategic Framework](#): Goal 1 – Deliver quality services and cost savings through strategic asset management.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The updated HVAC system and controls will improve the buildings energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs [19.27A.190](#) and [19.27A.210](#)).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This work will directly support the State's obligation to the Clean Buildings Performance Standard (HB 1257).

Supporting documents (available upon request):

- *Energy Services Proposal for Department of Enterprise Services, UMC. 2023*

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	Legislative Building Systems Rehabilitation	
OFM Project Number	30000791	

Contact Information

Name	John Lyons	
Phone Number	360-628-2139	
Email	john.lyons@des.wa.gov	

Statistics

Gross Square Feet	230,400	MACC per Gross Square Foot	\$37
Usable Square Feet	230,400	Escalated MACC per Gross Square Foot	\$40
Alt Gross Unit of Measure	230,400		
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	11.60%
Remodel	Yes	Projected Life of Asset (Years)	20

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia, WA
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	A09350
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	August-25	Design End	January-26
Construction Start	May-26	Construction End	December-27
Construction Duration	19 Months		

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Project Cost Summary

Total Project	\$15,935,629	Total Project Escalated	\$17,125,030
		Rounded Escalated Total	\$17,125,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$17,125,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$2,142,917		
Extra Services	\$0		
Other Services	\$332,972		
Design Services Contingency	\$247,589		
Consultant Services Subtotal	\$2,723,478	Consultant Services Subtotal Escalated	\$2,855,213

Construction			
Maximum Allowable Construction Cost (MACC)	\$8,417,742	Maximum Allowable Construction Cost (MACC) Escalated	\$9,131,567
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$841,774		\$913,157
Non-Taxable Items	\$0		\$0
Sales Tax	\$907,436	Sales Tax Escalated	\$984,387
Construction Subtotal	\$10,166,952	Construction Subtotal Escalated	\$11,029,111

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	\$796,950		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$796,950	Project Administration Subtotal Escalated	\$864,531

Other Costs			
Other Costs Subtotal	\$2,248,249	Other Costs Subtotal Escalated	\$2,376,175

Project Cost Estimate			
Total Project	\$15,935,629	Total Project Escalated	\$17,125,030
		Rounded Escalated Total	\$17,125,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$2,855,213		\$2,855,213		\$0
Construction					
Construction Subtotal	\$11,029,111		\$11,029,111		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$864,531		\$864,531		\$0
Other Costs					
Other Costs Subtotal	\$2,376,175		\$2,376,175		\$0
Project Cost Estimate					
Total Project	\$17,125,030	\$0	\$17,125,030	\$0	\$0
	\$17,125,000	\$0	\$17,125,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0314	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$741,132			69% of A/E Basic Services
Additional ESCO Design Services	\$1,401,785			Includes Sales Tax
Other				
Insert Row Here				
Sub TOTAL	\$2,142,917	1.0385	\$2,225,419	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0385	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$332,972			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$332,972	1.0848	\$361,209	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$247,589			
Other				
Insert Row Here				
Sub TOTAL	\$247,589	1.0848	\$268,585	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$2,723,478	\$2,855,213

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0569	\$0	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0569	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
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					
Construction Contract/ HVAC& Elec	\$5,867,756				
Critical Fire System Upgrade	\$1,985,006				This item can be funded separately.
ESCO Construction Management	\$564,980				
Sub TOTAL	\$8,417,742		1.0848	\$9,131,567	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL **\$8,417,742**
\$37

\$9,131,567
\$40 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$841,774**

Sub TOTAL	\$841,774	1.0848	\$913,157

8) Non-Taxable Items

Other

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Sub TOTAL	\$0	1.0848	\$0
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9) Sales Tax

Sub TOTAL **\$907,436**

\$984,387

CONSTRUCTION CONTRACTS TOTAL	\$10,166,952	\$11,029,111
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0848	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0848	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other	\$0				
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$796,950				
Additional Services					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$796,950		1.0848	\$864,531	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$50,000				
Historic and Archeological Mitigation	\$20,000				
Contingency	\$1,654,367				Historic building/unknown conditions
B&G Support	\$220,582				
In Plant	\$55,146				
Finance	\$137,864				
Signage	\$11,029				
Building Permits	\$55,146				
Advertisements	\$22,058				
Badging	\$22,058				
Insert Row Here					
OTHER COSTS TOTAL	\$2,248,249		1.0569	\$2,376,175	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

B&G Support 2%, In Plant .5%, Finance 1.25%, Signage .1%, Building Permits .5%, Advertisements .2%, Badging .2%
Based on cost of total escalated construction costs, before "Other" costs.
<i>Higher contingency (15%) to account for unknowns regarding the condition of the HVAC equipment and the repairs needed</i>

NRB – Replace Piping for Wet Fire Suppression

CBS ID:	40000249	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	13
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This project will replace failing and corroded fire sprinkler pipes throughout the Natural Resources Building.

The Legislature funded \$250,000 in the 2023-2025 biennium to begin design. Funding this request will allow DES to complete design and construction.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The original aged fire sprinkler system in the 1992 Natural Resources Building is failing, corroded, leaking, and must be replaced.

In its current condition, it poses a potential life safety threat for building tenants and visitors, as it may not work when needed to put out a fire.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will assess, design, and replace the entire fire sprinkler system throughout the Natural Resources Building.

a) When will the project start and be completed?

Design	7/2025 - 1/2026
Construction	2/2026 - 7/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Phasing this work would be expensive, disruptive to government operations, and allow life safety risks to continue until all phases were complete.

3. How would the request address the problem or opportunity identified in question #1?

This project would design and replace the entire fire sprinkler system throughout the building.

4. What alternatives were explored?

Preferred Alternative – Replace the failing and corroded fire sprinkler system.

No Action – The existing system will continue to corrode and fail, increasing the life safety risk to the occupants of the building.

Maintenance - Perform break and fix maintenance until DES can replace the system, increasing costs over time and leaving the building and its occupants vulnerable.

a) Why was the recommended alternative chosen?

The failing and corroded fire sprinkler system is a significant risk to the life safety of any tenants or visitors to the Natural Resources Building.

5. The preferred alternative is the most cost-efficient option, would reduce interruptions to building tenants and government operations, and fully address the life safety risk of failing sprinklers. Which clientele would be impacted by the budget request?

The project will improve building conditions for all tenants and visitors, including: the Department of Agriculture, Department of Fish and Wildlife, Department of Natural Resources, Department of Services for the Blind, and Washington State Recreation and Conservation.

DES will work with building tenants to decide needs for swing space — temporary office space for displaced workers — and minimize disruptions to government operations.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case, the occupants of the NRB.
- Goal #3 Sustainable energy & a clean environment by reducing storm water leakage.

It also supports the following DES agency strategies, priorities and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Please see exhibits of the condition of the sprinkler pipes.

Exhibit A: Sprinkler pipe actively leaking.



Exhibit B: Heavy corrosion at a sprinkler pipe connection.



Exhibit C: Fire sprinkler piping actively leaking.



13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	NRB - Replace Piping for Wet Fire Suppression	
OFM Project Number	40000249	

Contact Information

Name	Bob Willyerd	
Phone Number	360-810-0500	
Email	bob.willyerd@des.wa.gov	

Statistics

Gross Square Feet	387,558	MACC per Gross Square Foot	\$15
Usable Square Feet	287,968	Escalated MACC per Gross Square Foot	\$16
Alt Gross Unit of Measure	NA		
Space Efficiency	74.3%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	12.04%
Remodel	Yes	Projected Life of Asset (Years)	30

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	A02641
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	July-25	Design End	January-26
Construction Start	January-26	Construction End	July-26
Construction Duration	6 Months		

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Project Cost Summary

Total Project	\$9,025,931	Total Project Escalated	\$9,492,689
		Rounded Escalated Total	\$9,493,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$9,493,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$250,000		
Design Phase Services	\$1,006,892		
Extra Services	\$0		
Other Services	\$227,734		
Design Services Contingency	\$74,231		
Consultant Services Subtotal	\$1,558,858	Consultant Services Subtotal Escalated	\$1,620,355

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,811,000	Maximum Allowable Construction Cost (MACC) Escalated	\$6,128,281
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$290,550		\$306,415
Non-Taxable Items	\$0		\$0
Sales Tax	\$597,953	Sales Tax Escalated	\$630,602
Construction Subtotal	\$6,699,503	Construction Subtotal Escalated	\$7,065,298

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	\$480,055		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$480,055	Project Administration Subtotal Escalated	\$506,266

Other Costs			
Other Costs Subtotal	\$287,515	Other Costs Subtotal Escalated	\$300,770

Project Cost Estimate			
Total Project	\$9,025,931	Total Project Escalated	\$9,492,689
		Rounded Escalated Total	\$9,493,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$1,620,355		\$1,620,355		\$0
Construction					
Construction Subtotal	\$7,065,298		\$7,065,298		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$506,266		\$506,266		\$0
Other Costs					
Other Costs Subtotal	\$300,770		\$300,770		\$0
Project Cost Estimate					
Total Project	\$9,492,689	\$0	\$9,492,689	\$0	\$0
	\$9,493,000	\$0	\$9,493,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$250,000			
Other				
Insert Row Here				
Sub TOTAL	\$250,000	1.0290	\$257,250	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$506,892			69% of A/E Basic Services
Other	\$500,000			
Insert Row Here				
Sub TOTAL	\$1,006,892	1.0375	\$1,044,651	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0375	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$227,734			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$227,734	1.0546	\$240,169	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$74,231			
Other				
Insert Row Here				
Sub TOTAL	\$74,231	1.0546	\$78,285	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$1,558,858	\$1,620,355

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0461	\$0	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0461	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
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 Direct Cost	\$5,811,000				
Insert Row Here					
Sub TOTAL	\$5,811,000		1.0546	\$6,128,281	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$5,811,000			\$6,128,281	
	\$15			\$16 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$290,550		
Other			
Insert Row Here			
Sub TOTAL	\$290,550	1.0546	\$306,415

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0546	\$0

9) Sales Tax

Sub TOTAL	\$597,953		\$630,602
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CONSTRUCTION CONTRACTS TOTAL	\$6,699,503		\$7,065,298
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0546	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0546	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$480,055				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$480,055		1.0546	\$506,266	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
B&G Support	\$64,792				
In Plant	\$40,495				
Finance	\$101,238				
Signage	\$8,099				
Building Permits	\$40,495				
Advertisements	\$16,198				
Badging	\$16,198				
OTHER COSTS TOTAL	\$287,515		1.0461	\$300,770	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Predesign estimate of \$250k

Design estimate \$500k

Includes swing space plan, architectural drawings, codes, permits

Tab C. Construction Contracts

Industry standard for commercial construction/retrofitting is \$10/square foot.

Additional cost per square footage based on historic requirements and government contracting law.

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Summary Tab: Base Month estimated

B&G Support .8%, In Plant .5%, Finance 1.25%, Signage .1%, Building Permits .5%, Advertisements .2%, Badging .2% - all based on cost

Insert Row Here

Department of Enterprise Services

25-35 Modernization

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	FY35-37	25-37 Total
1	Modular Building - Critical Repairs & Upgrades	\$49,037,000						\$ 49,037,000
2	Transportation - Preservation	\$16,914,000	\$ 241,734,000					\$ 258,648,000
3	OB2 - Modernization		\$ 549,000	\$ 9,918,000	\$ 23,294,000			\$ 33,761,000
4	Cap Court - Modernization			\$ 250,000	\$ 7,013,000	\$ 12,645,000		\$ 19,908,000
5	Dolliver - Modernization				\$ 500,000	\$ 9,753,000	\$ 100,000,000	\$ 110,253,000
6	NRB - Modernization					\$ 525,000	\$ 9,071,000	\$ 9,596,000
		\$ 65,951,000	\$ 242,283,000	\$ 10,168,000	\$ 30,807,000	\$ 22,923,000	\$ 109,071,000	\$ 481,203,000

Modular Building – Critical Repairs & Upgrades

CBS ID:	40000314	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	14
Program:	Major Works - Modernization	Starting Fiscal Year:	2026

Project Summary

The Modular Building in Tumwater was constructed in 1980, and its structure and building systems are failing and need serious upgrades to keep it functioning. In 2023, the Modular building was assessed as part of the Facility Condition Assessment. The assessment gave the building a Facility Condition Index score of 39% or critical condition.

This request seeks construction funding to upgrade the building structure, mechanical, plumbing, and electrical systems, and update the layout to allow DES to consolidate space by relocating the Mail Operations to the Tumwater Modular Building with existing Print Operations.

The Legislature funded \$2,850,000 in the 2023-2025 biennium for design, DES is now requesting funding to complete the project.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The 1980s Tumwater Modular Building is in critical condition and at risk of complete failure without extensive repairs. DES can extend the building's life another 50 years with repairs and decrease its leased space portfolio by 43,000 square feet by combining DES' Print and Mail operations to one location. DES must act now to preserve the building for current and future use, ensure the continuity of critical government operations, and address urgent health and safety issues for both DES programs.

DES originally identified failing and obsolete systems in a 2016 report, and further analyzed those building systems and space needs in a 2020 predesign.

Issues include:

Architectural:

- The roof is over 20 years old and requires full replacement. Current leaks are impacting tenant operations and long-term repairs have become impossible.
- The exterior finish and windows are aged and damaged, and the building insulation and waterproofing is failing.
- The operation-critical loading dock door components are beyond useful life.
- The building, entrance and mail operations center are not ADA accessible.

Site drainage:

- The site and parking lot does not have adequate drainage, creating puddles and flooding that increases damage to the parking lot and building foundation.

Mechanical systems:

- The current heat and cooling system cannot sufficiently address indoor fumes from printing operations increasing health safety hazards, or provide the humidity control needed for the paper-based print business.
- The HVAC system has many broken or failing components, and the air handling units are inefficient and do not meet State Energy Code.

Plumbing and sanitation:

- The sewer line is leaking and there is insufficient access to maintain it.

Seismic/structural:

- The building is at risk of considerable damage during an earthquake, increasing life safety risks.
- DES must complete seismic retrofitting to bring the building up to code and address life safety issues.

Space consolidation and safety

- Industry best practice is to collocate print and mail services. Currently, DES' Mail Operations are in a leased space in downtown Olympia, while Print Operations are in the Tumwater Modular Building.
- The move will help DES meet the state's consolidation and energy reduction efforts but will require reconfiguring the building interior layout.
- The consolidation will also address ongoing safety and security issues faced by the current downtown Olympia location. In the last two years, the building has experienced:
 - A break in causing damage to the building and equipment and putting DES at risk of HIPPA and IRS data breaches and associated fines.
 - Over \$10,000 in damage to employee vehicles from vandalism.
 - A shooting outside the building.

- Regular employee run ins with unhoused individuals sleeping in the building doorways in the early morning.
- Visible drug use and discarded paraphernalia and needles, posing health and safety risks to staff.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will repair or replace critical building systems and site infrastructure, and update the building layout to meet the operational needs of the DES Mail and Print operations:

Exterior repairs:

- Replace roof.
- Repair exterior finish and waterproofing, insulation, and windows.
- Replace failed loading dock door components.
- Replace and upgrade building components to meet ADA requirements, including ladders, ramps, and guardrails.
- Replace and upgrade drainage and stormwater management throughout the site and parking lot, and repair damage.

Mechanical systems:

- Replace existing mechanical HVAC systems to meet indoor safety and building energy efficiency requirements.

Plumbing and sanitation:

- Repair or replace sanitary sewer lines and components to meet building needs.

Seismic/structural:

- Retrofit the building to meet current seismic code.

Interior upgrades:

- Update interior layout to meet operational needs of Print and Mail services to allow space consolidation.

a) When will the project start and be completed?

Design	3/2024 - 6/2024
Construction	8/2025 - 8/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing this work as one project to increase efficiency, limit interruptions to government operations, quickly address safety concerns for DES staff, and reduce overall costs.

3. How would the request address the problem or opportunity identified in question #1?

This project will complete the repairs necessary to:

- Address the building structure and system issues.
- Address life and health safety issues.
- Meet building ADA, energy code, energy efficiency, and green building requirements.
- Support the state's space consolidation efforts.
- Extend the useful life of the building by 50 years (with regular preventative maintenance).
- Prevent unexpected work stoppages for Print and Mail Operations due to building system failures.
- Improve operational efficiency, reduce DES' carbon footprint, and improve security by:
 - Eliminating significant shipping and delivery between the programs.
 - Reducing inventory needs.
 - Decreasing utility costs through consolidation and building system upgrades.
 - Improving security of protected information through decreased transit.

4. What alternatives were explored?

Preferred alternative – combined approach – Based on the recently completed predesign, DES recommends completing all construction at once as the most cost-efficient way to upgrade and replace building systems and support space

consolidation, reduce interruptions, and address urgent safety needs for staff. The preferred design option would add a new, secure, and partially covered loading dock and parking area at the northeast end of the building and relocate the existing generator and transformer that are currently in that area.

Phased approach – The predesign explored phasing for this project, breaking it down into several separate preservation projects. Based on the report, DES does not recommend a phased approach due to prohibitively increased costs, disruptions to operations, increased schedule, avoidable rework, and to support space consolidation efforts and address safety and security concerns for staff.

Do nothing - If no action is taken building systems will continue to be at risk of failure and the Print and Mail Operations would continue to operate inefficiently in two separate locations, and staff will continue to face ongoing safety and security concerns. Costly emergency break-and-fix repairs will continue and won't address underlying system issues.

a) Why was the recommended alternative chosen?

The preferred alternative is the most responsible and effective solution to address building system issues, ensure the continuity of government operations, preserve the building for future use, and address urgent safety and security issues for staff.

5. Which clientele would be impacted by the budget request?

Construction and space consolidation will temporarily impact approximately 140 DES Mail and Print Operation staff.

Long-term improvements will benefit state agency customers of DES Print and Mail Operations, and decrease overall utility, maintenance, and leased costs for the state while supporting energy efficiency, carbon reduction, and space consolidation efforts for the state.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project will increase energy efficiency through mechanical upgrades, structural improvements, and other facility improvements.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *Modular Building Assessment & Critical Repairs*, Ehm Architecture, 2016
- *Tumwater Modular Building Print and Mail Facility Predesign Study*, Rolluda Architects, 2020

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	Modular Building - Critical Repairs & Upgrades	
OFM Project Number	40000314	

Contact Information

Name	Kathy Yi	
Phone Number	360-688-3733	
Email	kathy.yi@des.wa.gov	

Statistics

Gross Square Feet	97,600	MACC per Gross Square Foot	\$343
Usable Square Feet	89,004	Escalated MACC per Gross Square Foot	\$361
Alt Gross Unit of Measure			
Space Efficiency	91.2%	A/E Fee Class	C
Construction Type	Printing plants	A/E Fee Percentage	8.88%
Remodel	Yes	Projected Life of Asset (Years)	30

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.70%	Location Used for Tax Rate	Tumwater
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	A02155
Project Administered By	Agency		

Schedule

Predesign Start	December-19	Predesign End	September-20
Design Start	March-24	Design End	June-25
Construction Start	August-25	Construction End	November-26
Construction Duration	15 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$46,763,957	Total Project Escalated	\$49,036,884
		Rounded Escalated Total	\$49,037,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$49,037,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$2,257,780		
Extra Services	\$170,000		
Other Services	\$1,022,365		
Design Services Contingency	\$345,015		
Consultant Services Subtotal	\$3,795,160	Consultant Services Subtotal Escalated	\$3,881,016

Construction			
Maximum Allowable Construction Cost (MACC)	\$33,498,619	Maximum Allowable Construction Cost (MACC) Escalated	\$35,216,698
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$3,349,862		\$3,528,075
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,574,336	Sales Tax Escalated	\$3,758,278
Construction Subtotal	\$40,422,817	Construction Subtotal Escalated	\$42,503,051

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	\$1,209,041		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,209,041	Project Administration Subtotal Escalated	\$1,273,362

Other Costs			
Other Costs Subtotal	\$1,336,940	Other Costs Subtotal Escalated	\$1,379,455

Project Cost Estimate			
Total Project	\$46,763,957	Total Project Escalated	\$49,036,884
		Rounded Escalated Total	\$49,037,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$3,881,016		\$3,881,016		\$0
Construction					
Construction Subtotal	\$42,503,051		\$42,503,051		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$1,273,362		\$1,273,362		\$0
Other Costs					
Other Costs Subtotal	\$1,379,455		\$1,379,455		\$0
Project Cost Estimate					
Total Project	\$49,036,884	\$0	\$49,036,884	\$0	\$0
	\$49,037,000	\$0	\$49,037,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$2,257,780			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$2,257,780	1.0054	\$2,269,973	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning	\$100,000			
Site Survey	\$20,000			
Testing	\$50,000			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$170,000	1.0054	\$170,918	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$1,014,365			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Services to Locate Private Utility	\$8,000			
Insert Row Here				
Sub TOTAL	\$1,022,365	1.0532	\$1,076,755	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$345,015			
Other				
Insert Row Here				
Sub TOTAL	\$345,015	1.0532	\$363,370	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$3,795,160	\$3,881,016

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$122,887			
G20 - Site Improvements	\$248,047			
G30 - Site Mechanical Utilities	\$1,197,758			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,568,692	1.0318	\$1,618,577	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Phasing	\$1,424,261			
Sub TOTAL	\$1,424,261	1.0318	\$1,469,553	
3) Facility Construction				
A10 - Foundations	\$150,381			
A20 - Basement Construction	\$41,726			
B10 - Superstructure	\$578,420			
B20 - Exterior Closure	\$1,890,970			
B30 - Roofing	\$3,634,000			
C10 - Interior Construction	\$512,850			
C20 - Stairs				
C30 - Interior Finishes	\$394,800			
D10 - Conveying				
D20 - Plumbing Systems	\$8,625			
D30 - HVAC Systems	\$6,630,728			
D40 - Fire Protection Systems	\$614,100			
D50 - Electrical Systems	\$6,306,915			
F10 - Special Construction				
F20 - Selective Demolition	\$797,437			
General Conditions	\$3,239,060			
E10 Equipment	\$6,500			
Design Contingency	\$3,589,138			
GC O&P, Tax, Bond Insurance	\$2,110,016			
Sub TOTAL	\$30,505,666	1.0532	\$32,128,568	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL **\$33,498,619**
\$343

\$35,216,698
\$361 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$3,349,862**

Other

Insert Row Here

Sub TOTAL \$3,349,862

1.0532

\$3,528,075

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.0532

\$0

9) Sales Tax

Sub TOTAL \$3,574,336

\$3,758,278

CONSTRUCTION CONTRACTS TOTAL \$40,422,817

\$42,503,051

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0532	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0532	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$1,209,041				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$1,209,041		1.0532	\$1,273,362	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Moving Cost	\$250,000				
DES Finance Fees (1.25%)	\$601,940				
Permit Cost	\$335,000				
DES B&G In-plant Support	\$150,000				
OTHER COSTS TOTAL	\$1,336,940		1.0318	\$1,379,455	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Transportation - Preservation

CBS ID:	40000343	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	17
Program:	Major Works - Modernization	Starting Fiscal Year:	2026

Project Summary

The Transportation Building is essential to Washington State Department of Transportation (WSDOT), housing its Emergency Operations Command Center and main data center. Built in 1971, the four-story building and its two underground parking levels have significant issues. These include deteriorating infrastructure like the envelope, HVAC, and plumbing systems, as well as seismic risks threatening safety. Following extensive studies, including a comprehensive predesign study, the project aims to replace the building to achieve seismic safety and infrastructure reliability and to create a high-performance workplace.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Constructed in 1971, the WSDOT Building now requires urgent investment. The building's failing systems are expensive to maintain and fall short of modern seismic and energy standards. Essential functions like the Emergency Operations Command Center demand a high-performance, reliable structure to ensure state transportation operations can continue during emergencies.

The Legislature tasked the Department of Enterprise Services (DES) to prepare a predesign study for the preservation of the 50-year-old WSDOT. The predesign was funded in the 2017-19 biennium, with a reappropriation in 2019-21. The final draft was submitted to OFM on June 30, 2021. As is common for buildings as they near the end of their typical "life expectancy," this building has failing systems that are increasingly expensive and challenging to maintain. In addition, life-safety and seismic codes, as well as energy codes, have evolved significantly since the building was constructed. The funding proviso also required that the study include an evaluation of temporary workspace options for employees who the proposed project may displace.

The predesign identified several overarching issues, opportunities, and constraints impacting the proposed project.

- Critical mission and responsibilities. WSDOT is tasked with developing, designing, and operating an efficient state-wide transportation network and maintaining the full 24/7 operation of its statewide EOC located on the garage level of the building.
- Need for a high-performance modern workplace. WSDOT requires flexible, efficient, functional, and high-performance workspaces that can adapt to current and anticipated requirements and accommodate changes over time.
- Aging and ineffective building. Many of the building's aging systems are failing, including the building envelope and its mechanical and plumbing systems
 - While the structural systems that hold the building up are adequate, the basic structure of the building has numerous deficiencies in many key elements of its lateral (earthquake) resistance systems. Without significant seismic improvement, the building could suffer substantial damage, including the potential of partial collapse, should it experience the site-specific code-maximum seismic loading.
 - There is current water damage from water intrusion through the roof and exterior walls. Past water damage in the evacuation stair towers has caused concrete spalling and visible corrosion of steel structural members.
 - The building envelope lacks adequate insulation, resulting in excessive energy consumption and poor occupant comfort due to convective heat loss.
 - The HVAC variable air volume devices are impacting the building's energy efficiency and environmental conditions that affect the health of occupants.
 - Plumbing systems have failed, requiring closure of restrooms while repairs are made. There is a continued risk of plumbing failures.
 - Condition of other systems, such as fire protection and electrical systems are also at the end of their useful service life. Replacement parts are difficult, if not impossible, to procure.
- Impact on mission accomplishment. The EOC has a stringent need for earthquake resistance. In addition, WSDOT strongly desires to maintain the connectivity and adjacency of other state agencies currently provided by its East Capitol Campus location.

The findings of the predesign effort confirmed the need for significant seismic and other building upgrades.

The 2023 Facility Condition Assessments validated the predesign and provided additional data on the urgent need for funding. Key findings include:

- **Seismic Vulnerability:** The Transportation Building's current Seismic Upper Loss (SUL) value is 15%. This metric indicates the potential financial loss due to seismic

events relative to the building's value, emphasizing the high risk and vulnerability without improvement.

- **Facility Condition Index (FCI):** The building's FCI is 28%, indicating significant maintenance and repair costs relative to replacement. Buildings with an FCI over or near 30% are considered critical and are strong candidates for modernization or demolition.
- **Aging Infrastructure:** The building systems, including mechanical, electrical, and plumbing, are at the end of their useful life. This increases maintenance costs and risks system failures that can disrupt critical transportation operations.

Failure to address these issues promptly could significantly disrupt the Washington State Department of Transportation's operations, especially the Emergency Operations Command Center, which is critical during emergencies.

The assessments underline that the cost of emergency repairs and the likelihood of more severe structural failures will increase without substantial upgrades. The FCI and SUL values suggest investing in a new building is more cost-effective than continuous repairs and ad-hoc seismic upgrades. This proactive approach mitigates risks and aligns with financial prudence by avoiding escalated costs due to deteriorating conditions.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request includes design in the 2025-27 biennium, followed by construction beginning in 2027 under a separate request. The preferred alternative will address the above deficiencies and meet WSDOT's existing and future programmatic needs.

This request would fund design Alternative 4 of the Predesign. In this option the existing building is deconstructed, and a new building is constructed within the existing site. Deconstruction is assumed to include the removal of all structures to the existing perimeter foundation walls but would not include any further excavation. New structure will replace the existing below-grade parking and a new plaza roof to align with the existing east-campus plaza. A new 205,500-gsf multi-level building will be constructed to replace the existing building and the existing lower-level parking, totaling 205,200-gsf will be reconstructed and reconfigured.

Advantages of this approach include:

- Shorter timeframe for execution.
- Replacement minimizes risk from unforeseen conditions.

- New construction will increase the portion of the headquarters that could be provided with essential facility-level seismic performance.
- The size and configuration of the floorplan can be optimized for better, more efficient workflow and circulation and the creation of an activity-based workspace.
- Increased flexibility by the larger possible floor plate and better floor-to-floor height.
- The size and configuration of the building mass and volume can be reconfigured to reduce the negative impact to the adjacent south campus neighborhood.
- A new building will have significantly lower operating and energy costs than renovated buildings. With the use of an existing site, functional proximity to the rest of the Capitol Campus is maintained.
- Area beneath the existing parking levels could be used to accommodate ground-sourced heat pump systems towards net-zero achievement.
- Developing a hybrid office type with more spaces for collaborating and fewer individual desk spaces could accommodate more non-field staff, allowing a reduction in total office space occupied by WSDOT in Thurston County.

DES began work in late FY2017-19 that continued into 2019-21 biennium Phase 1 as follows:

Work completed:

- Completed design and installation of a new partial roof with code-compliant fall restraints and exterior envelop water leak repairs. Phase I Roofing and Leak Repair project was completed in 2020.
- Completed the predesign that includes a condition assessment, space programming, updated seismic analysis, feasibility study, and cost-benefit analysis to upgrade the Emergency Operations Center (EOC) to the Immediate Occupancy Performance (IOP) level of seismic resistance.

Funding was reserved for OFM and WSDOT to study space needs and consolidation options to meet the agency’s future needs. A WSDOT teleworking study being done in 2021-23 will confirm staffing levels when complete.

a) When will the project start and be completed?

Design

| 7/2025 - 7/2027

Demolition	7/2027 - 10/2027
Construction	11/2028 - 11/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This request consists of design and construction phases, providing a planned approach to redevelopment without extended disruptions to WSDOT operations.

3. How would the request address the problem or opportunity identified in question #1?

The project will provide a building with extended useful life, improved building systems' operational and energy performance, reduced risk of life-safety injuries during an earthquake, improved efficiency, and adaptability of space to ensure the continuity of WSDOT's vital services to Washington State citizens and visitors, and a healthier and more productive work environment. The EOC and Data Center will be built to essential facility standards so they would withstand a major seismic event.

If no action is taken, building systems will continue to deteriorate that will progressively increase emergency repairs and eventually result in spaces not being inhabitable impacting WSDOT's ability to deliver critical services to the state. If no seismic upgrades are made, there is higher risk of life-threatening injuries during and after an earthquake. The WSDOT's EOC is at risk of being inoperable in the event of an earthquake limiting its ability to restore the state's vital transportation system so that the transportation system is safe and functioning during emergencies.

4. What alternatives were explored?

The predesign effort explored five alternatives, including 1) do nothing, 2) repair and renovate, 3) repair and partial replacement, 4) deconstruct the existing building and replace with a new building constructed within the existing site, and 5) a long-term lease option with a private entity off the Capitol Campus. Each of the possible alternatives were reviewed and discussed during stakeholder meetings. The group used an evaluation matrix that compared how each alternative addressed the specific desired performance criteria or building features.

The chosen alternative, a complete replacement, addresses all structural, safety, and efficiency

issues without the constraints of the existing building's outdated design.

a) Why was the recommended alternative chosen?

Each of the evaluation criteria was assigned a relative weight to address the difference in the level importance to the agency or the process of each criterion. A major consideration was that the existing structure is too seismically compromised to bring to current codes. The required vertical shear walls would have covered approximately one-third of the façade windows, heavily reducing daylight to the office areas. Seismic upgrades would also have required the addition of over 500 new piles added below the existing foundations. The consensus of the stakeholder group was that Alternate 4, replacement, was clearly the Preferred Alternative.

5. Which clientele would be impacted by the budget request?

WSDOT had success while working remotely for the duration of the COVID-19 pandemic. A plan will be developed to minimize staff disruption through a combination of remote work and/or identification of functions that could operate either from other local DOT facilities or from swing space, if needed.

The completion of the project will provide WSDOT with a high-performance building that addresses the deficiencies noted above, serves the agency's existing and future business needs, and ensures continuity of vital transportation services to the people of Washington State.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

Grant funding or energy rebates may be requested since the predesign recommends installation of photovoltaic panels on the building roof to reduce energy costs and meet greenhouse gas emission goals by the year 2035.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

This project promotes DES Capital Plan priorities for excellence in stewardship, safety and sustainability and supports Executive Order 12-16 – Achieving Energy Efficiencies in state buildings.

This project supports Executive Order 16-07 workplace strategy initiative 'Building a Modern Work Environment' by creating a more effective, efficient workplace that limits environmental impact.

8. For IT-related costs:

No.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

High-performance building systems and envelopes will achieve energy efficiency.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Multiple assessments and seismic evaluations underline the urgent need for this project. Ensuring the building's resilience and functionality supports critical emergency response capabilities and ongoing state operations, underscoring the project's importance.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	179 - Department of Enterprise Services
Project Name	Transportation - Preservation
OFM Project Number	40000343

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	206,500	MACC per Gross Square Foot	\$618
Usable Square Feet	122,078	Escalated MACC per Gross Square Foot	\$777
Alt Gross Unit of Measure	NA		
Space Efficiency	59.1%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	5.91%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	June-21	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	January-19	Predesign End	December-22
Design Start	July-25	Design End	July-27
Construction Start	July-27	Construction End	July-29
Construction Duration	24 Months		

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Project Cost Summary

Total Project	\$205,962,135	Total Project Escalated	\$258,225,063
		Rounded Escalated Total	\$258,225,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$16,914,000
Next Biennium			\$241,311,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$6,450,728		
Extra Services	\$3,160,000		
Other Services	\$3,737,153		
Design Services Contingency	\$667,394		
Consultant Services Subtotal	\$14,015,275	Consultant Services Subtotal Escalated	\$16,914,217

Construction			
Maximum Allowable Construction Cost (MACC)	\$127,564,234	Maximum Allowable Construction Cost (MACC) Escalated	\$160,522,582
GCCM Risk Contingencies	\$8,344,309		\$10,528,015
GCCM Management	\$14,746,219		\$18,605,305
Owner Construction Contingency	\$7,532,738		\$9,504,056
Non-Taxable Items	\$0		\$0
Sales Tax	\$15,502,447	Sales Tax Escalated	\$19,517,766
Construction Subtotal	\$173,689,947	Construction Subtotal Escalated	\$218,677,724

Equipment			
Equipment	\$8,815,000		
Sales Tax	\$863,870		
Non-Taxable Items	\$0		
Equipment Subtotal	\$9,678,870	Equipment Subtotal Escalated	\$12,211,831

Artwork			
Artwork Subtotal	\$1,284,702	Artwork Subtotal Escalated	\$1,284,702

Agency Project Administration			
Agency Project Administration Subtotal	\$4,385,942		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$1,300,000		
Project Administration Subtotal	\$5,685,942	Project Administration Subtotal Escalated	\$7,173,953

Other Costs			
Other Costs Subtotal	\$1,607,400	Other Costs Subtotal Escalated	\$1,962,636

Project Cost Estimate			
Total Project	\$205,962,135	Total Project Escalated	\$258,225,063
		Rounded Escalated Total	\$258,225,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$16,914,217		\$16,914,217		\$0
Construction					
Construction Subtotal	\$218,677,724			\$218,677,724	\$0
Equipment					
Equipment Subtotal	\$12,211,831			\$12,211,831	\$0
Artwork					
Artwork Subtotal	\$1,284,702			\$1,284,702	\$0
Agency Project Administration					
Project Administration Subtotal	\$7,173,953			\$7,173,953	\$0
Other Costs					
Other Costs Subtotal	\$1,962,636			\$1,962,636	\$0
Project Cost Estimate					
Total Project	\$258,225,063	\$0	\$16,914,217	\$241,310,846	\$0
	\$258,225,000	\$0	\$16,914,000	\$241,311,000	\$0
Percentage requested as a new appropriation			7%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)
 Design & Development for the Alternative 4 as described in the 2021 Predesign (OFM # 30000777)
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 Predesign complete OFM # 30000777
 Insert Row Here

What is planned with a future appropriation?
 Construction in 2027 - 2029
 Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$200,000			
Environmental Analysis				
Predesign Study				
Other	-\$200,000			Predesign completed 19/21
Insert Row Here				
Sub TOTAL	\$0	1.1436	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$6,450,728			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$6,450,728	1.1817	\$7,622,826	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$400,000			
Geotechnical Investigation	\$80,000			
Commissioning	\$160,000			
Site Survey	\$45,000			
Testing	\$180,000			
LEED Services	\$160,000			
Voice/Data Consultant	\$100,000			
Value Engineering	by GC/CM			
Constructability Review	by GC/CM			
Environmental Mitigation (EIS)				
Landscape Consultant	\$180,000			
Security & Access	\$60,000			
Lighting	\$120,000			
Document Reproduction/Expenses	\$40,000			
Acoustics	\$60,000			
Hazardous Material Consultant	\$85,000			
Energy/ELCCA	\$50,000			
LCCA	\$45,000			
Energy Modeling	\$48,000			
Land-Use/SEPA	\$100,000			
Fire/Life-Safety Consultant	\$24,000			
GC/CM Interation/Support	\$200,000			
Bid Package Coordination	\$120,000			
Outreach	\$35,000			
Parking/Traffic Consultant	\$80,000			
Net Zero Design Premium	\$150,000			
Elevator Consulting	\$40,000			
Hardware Consulting	\$30,000			
Envelope Consultant	\$60,000			

DAHP/Mitigation	\$50,000			
Emergency Responder Radio	\$15,000			
Signage and Graphics	\$35,000			
Shoring and Demo Structural	\$80,000			
Arborist & Tree Protection	\$20,000			
Art Coordination	\$20,000			
FFE Support/Interior Design	\$175,000			
Stormwater/PPDES/NOI/SWPPS	\$35,000			
Models/3-D Animation/Renderings	\$40,000			
Conformed Documents	\$38,000			
Insert Row Here				
Sub TOTAL	\$3,160,000	1.1817	\$3,734,172	Escalated to Mid-Design

4) Other Services

Bid/Construction/Closeout	\$2,898,153			31% of A/E Basic Services
HVAC Balancing	In Construction			
Staffing				
Reimbursables	\$25,000			
Record Drawings	\$90,000			
Design Team Cx Participation	\$80,000			
Construction Testing	\$160,000			
Envelope Testing	\$100,000			
Enhanced CA Support	\$384,000			
Insert Row Here				
Sub TOTAL	\$3,737,153	1.2617	\$4,715,167	Escalated to Mid-Const.

5) Design Services Contingency

Design Services Contingency	\$667,394			
Other				
Insert Row Here				
Sub TOTAL	\$667,394	1.2617	\$842,052	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$14,015,275		\$16,914,217	
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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements	\$4,788,432			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities	\$427,074			
G60 - Other Site Construction				
Building & Plaza Demolition	\$5,231,977			
Insert Row Here				
Sub TOTAL	\$10,447,483	1.2210	\$12,756,377	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2210	\$0	
3) Facility Construction				
A10 - Foundations	\$5,486,539			
A20 - Basement Construction	\$1,030,360			
B10 - Superstructure	\$30,775,388			
B20 - Exterior Closure	\$17,281,223			
B30 - Roofing	\$2,613,372			
C10 - Interior Construction	\$9,593,031			
C20 - Stairs	\$1,258,560			
C30 - Interior Finishes	\$5,595,958			
D10 - Conveying	\$1,350,000			
D20 - Plumbing Systems	\$3,875,009			
D30 - HVAC Systems	\$21,705,362			
D40 - Fire Protection Systems	\$2,568,820			
D50 - Electrical Systems	\$13,983,129			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$117,116,751	1.2617	\$147,766,205	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$127,564,234		\$160,522,582	
	<i>\$618</i>		<i>\$777 per GSF</i>	

5a) GCCM Risk Contingency			
GCCM Risk Contingency	\$6,965,084		
Other			
Bonds & Insurance	\$1,379,225		
Sub TOTAL	\$8,344,309	1.2617	\$10,528,015
5b) GCCM Costs			
GCCM Fee	\$4,388,003		
Bid General Conditions	\$2,704,362		
GCCM Preconstruction Services	\$7,653,854		
Other			
Insert Row Here			
Sub TOTAL	\$14,746,219	1.2617	\$18,605,305
6) Total Cost of Construction (TCC)			
TCC Sub TOTAL	\$150,654,762		\$189,655,902
	\$730		\$918 per 0
7) Owner Construction Contingency			
Allowance for Change Orders	\$7,532,738		
Other			
Insert Row Here			
Sub TOTAL	\$7,532,738	1.2617	\$9,504,056
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2617	\$0
9) Sales Tax			
Sub TOTAL	\$15,502,447		\$19,517,766
CONSTRUCTION CONTRACTS TOTAL	\$173,689,947		\$218,677,724

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$1,640,000				
E20 - Furnishings	\$6,150,000				
F10 - Special Construction					
Other					
Parking Equipment	\$410,000				
Security Equipment	\$615,000				
Insert Row Here					
Sub TOTAL	\$8,815,000		1.2617	\$11,121,886	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2617	\$0	
3) Sales Tax					
Sub TOTAL	\$863,870			\$1,089,945	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$9,678,870			\$12,211,831	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$1,284,702				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$1,284,702		NA	\$1,284,702	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$4,385,942				
Additional Services					
Alternatively Funded PM Costs	\$1,300,000				Per OFM Capital Budget Instruction
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$1,300,000</i>				
PROJECT MANAGEMENT TOTAL	\$5,685,942		1.2617	\$7,173,953	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation	\$250,000				
Other					
Building Permits	\$700,000				
Technology Fee	\$30,000				
City Engineering/Facilities fees	\$110,000				
City MEPF Plan review Fees	\$105,000				
B&G Trade Support	\$50,000				
B & G In-Plant	\$60,000				
Designated Site Rep	\$302,400				
Insert Row Here					
OTHER COSTS TOTAL	\$1,607,400		1.2210	\$1,962,636	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

West Campus – Hillside Stabilization

CBS ID:	40000396	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	18
Program:	Major Projects - West Campus Hillside Stabilization	Starting Fiscal Year:	2026

Project Summary

Hillsides on West Campus above Capitol Lake pose a high risk of catastrophic slope failure, with weak soils, changing ground-water conditions on the slopes, and detrimental conditions at the top of slopes. Geotechnical evaluations conducted over the last 50 years have all confirmed the West Capitol Campus hillsides are unstable and likely to fail due to heavy rains or earthquakes. If these slopes fail, the resulting landslides could cause severe damage to various campus buildings, utilities, and infrastructure, environmental damage to Capitol Lake, and endanger the health and life safety of elected officials, staff, and the public.

This project is requesting funds in the 2025-2027 biennium to design engineered structures to stabilize the slopes along the hillside on West Campus. The design phase will confirm the findings in the 2010 Goldman Report, reprioritize the hillside projects, and design solutions for each slope.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

There are three main slopes that need to be addressed: directly above the Powerhouse, which supplies heating and cooling to campus, near the demolished Conservatory, and by the Executive Residence. Failure of any of the slopes along the West Campus hillside would have significant impacts to campus. The slopes lead down toward Capitol Lake and the public recreation areas surrounding the lake.

If the Powerhouse were disabled by a slide, there would be considerable interruptions to state government operations, and restoring heating and cooling to campus buildings would be incredibly expensive. Landslides have occurred above the Powerhouse in 2021 and 2023.

There is also a significant environmental risk to Capitol Lake, the Deschutes River, and Puget Sound with destruction and pollutants that can affect water quality and habitats.

Failures at the other two slopes would also result in considerable damage to campus infrastructure and potentially endanger human health and life safety.

While the campus has been lucky that slides have not significantly damaged infrastructure and no injuries have occurred in recent years, the risk remains critically high, and continuous repairs are costly and do not address the underlying issues.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This multi-phased project will assess the slopes and design solutions to reinforce the hillsides on West Campus in three locations identified in the 2010 Golder Associates report as having a high likelihood of failure. The design solutions will consist of engineered structures, and vegetation, and stormwater management.

The locations identified in the Golder Associates report are:

Powerhouse Slope Stabilization – This project will reduce the risk of landslides to the Powerhouse, underground steam, gas and sewer lines, the new Buildings and Grounds Maintenance Facility, and the 350,000-gallon diesel tank on the shoreline of Capitol Lake.

Conservatory Slope Stabilization – This project will reduce the impact of a landslide to the site, roadway, and underground utilities below the Conservatory.

Governor’s Mansion Slope Stabilization – This project will have an engineered solution to stabilize the hillside below the Governor’s Mansion.

Previous requests included the Pritchard slope stabilization. This is being funded as part of the Legislative Campus Modernization Pritchard Rehabilitation and Expansion project.

a) When will the project start and be completed?

Design

| 2025 - 2027

Hillside 1	2027 - 2029
Hillside 2	2029 - 2031
Hillside 3	2031 - 2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The phasing for the project will consist of design in the 2023-2025 biennium and construction of each hillside in later biennia. The report will review the entire hillside and create a prioritization.

3. How would the request address the problem or opportunity identified in question #1?

This project builds infrastructure to stabilize the West Campus hillside, reducing the risk of landslides due to heavy rains or seismic activity, rather than just fixing damage as it occurs. Failure to act, or continued delays, can result in the loss of life, the loss of buildings and infrastructure, substantial disruption to the continuity of government operations, and ongoing costs for emergency repairs.

4. What alternatives were explored?

Preferred Alternative – Funding this project prevents profound consequences of slope failure. While initial costs are higher, this option will have lower costs than construction after a slope failure and will address life safety risks. This strategy will assess, design solutions, and prioritize the slopes along the hillside.

No Action – Not taking action keeps the Powerhouse, 350,00 gallon diesel tank, underground utilities, and any other assets at the hillside at critical risk of landslides and damage. There is only a cost saving until a major slope failure occurs, which would have catastrophic impacts to the continuity of government operations and life-safety.

Maintain with repairs as necessary – DES would continue to monitor the hillside for failures, manage vegetation across the hillside and complete minor regrading of the slope when funding is available. Vegetation management allows for the opportunity to remove invasive species like blackberries and English Ivy and replace these with native vegetation with a better root system. Monitoring devices are not able to predict future landslides.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that will address the underlying slope issues to decrease the risk of structural, life safety, and environmental damage, and focuses on slide prevention instead of relying on recurring damage repairs. Construction alternatives will be explored during the design phase.

5. Which clientele would be impacted by the budget request?

Current state: A failure at one of the slopes along the West Campus hillside could have critical and far-reaching effects for campus staff and visitors, including those in the Powerhouse, but also those that receive heat and cooling from the Powerhouse, and members of the public who recreate in the areas of Capitol Lake. The natural plants and aquatic species are also threatened.

Construction impacts: During construction, campus tenants and visitors may experience some disruptions to their use of campus. This could include noise, dust, and temporary road or pedestrian path closures.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project demonstrates DES' commitment to developing and implementing strategies to protect and preserve the Capitol Campus and ensure the continuity of government operations.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the West Campus Hillside Stabilization program introduction. Supporting documents (available upon request):

- *Report of Slope Stability Investigation: Proposed Library Site State Capitol Grounds*, Dames, and Moore, 1956
- *Capitol Campus Greenhouse Soil Stability Investigation*, Stephen Palmer and Wendy Gerstel, Department of Natural Resources, 1996
- *Review and Analysis of 2002 and 2003 Heritage Park Post-Stabilization Slope Failures*, Haneberg Geoscience, 2004
- *Hillside Evaluation and Preliminary Design Olympia Capitol Campus*, Golder Associates, 2010
- *General Administration Building Soldier Pile Wall Inspection*, Golder Associates, 2010

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	West Campus - Hillside Stabilization
OFM Project Number	40000396

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	NA	NA	
Space Efficiency		A/E Fee Class	C
Construction Type	Civil Construction	A/E Fee Percentage	7.10%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	September-25	Design End	September-26
Construction Start	October-26	Construction End	September-28
Construction Duration	23 Months		

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Project Cost Summary

Total Project	\$12,902,112	Total Project Escalated	\$13,868,785
		Rounded Escalated Total	\$13,869,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$847,000
Next Biennium			\$13,022,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$519,539		
Extra Services	\$0		
Other Services	\$233,416		
Design Services Contingency	\$37,648		
Consultant Services Subtotal	\$790,603	Consultant Services Subtotal Escalated	\$846,568

Construction			
Maximum Allowable Construction Cost (MACC)	\$10,100,000	Maximum Allowable Construction Cost (MACC) Escalated	\$10,830,230
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$505,000		\$558,833
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,039,290	Sales Tax Escalated	\$1,116,128
Construction Subtotal	\$11,644,290	Construction Subtotal Escalated	\$12,505,191

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	\$467,220		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$467,220	Project Administration Subtotal Escalated	\$517,026

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

Project Cost Estimate			
Total Project	\$12,902,112	Total Project Escalated	\$13,868,785
		Rounded Escalated Total	\$13,869,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$846,568		\$846,568		\$0
Construction					
Construction Subtotal	\$12,505,191			\$12,505,191	\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$517,026			\$517,026	\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$13,868,785	\$0	\$846,568	\$13,022,217	\$0
	\$13,869,000	\$0	\$847,000	\$13,022,000	\$0
Percentage requested as a new appropriation			6%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0350	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$519,539			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$519,539	1.0521	\$546,607	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0521	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$233,416			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$233,416	1.1066	\$258,299	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$37,648			
Other				
Insert Row Here				
Sub TOTAL	\$37,648	1.1066	\$41,662	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$790,603		\$846,568

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$4,500,000			
G20 - Site Improvements	\$5,600,000			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$10,100,000	1.0723	\$10,830,230	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0723	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.1066	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$10,100,000		\$10,830,230	
	<i>NA</i>		<i>NA per GSF</i>	

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7) Owner Construction Contingency

Allowance for Change Orders	\$505,000		
Other			
Insert Row Here			
Sub TOTAL	\$505,000	1.1066	\$558,833

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1066	\$0

9) Sales Tax

Sub TOTAL	\$1,039,290		\$1,116,128
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CONSTRUCTION CONTRACTS TOTAL	\$11,644,290		\$12,505,191
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1066	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1066	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$467,220				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$467,220		1.1066	\$517,026	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0723	\$0	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Leg – Legislative Building Cleaning

CBS ID:	40000400	Project Class:	Preservation
Subproject Number:	40000401	Agency Priority:	19
Program:	Major Projects - Legislative Building Cleaning	Starting Fiscal Year:	2026

Project Summary

The 2019-2021 Capital Budget ([SHB 1102 Section 1091](#)) established a Legislative Building Cleaning Program which provided funding solely for the exterior preservation, cleaning, and repair of select legislative buildings.

This project will continue this important preservation work identified in this program by focusing on the Legislative Building. Repairs are needed in many areas, including three mini domes, the north steps, south portico, and sections of the esplanade, which serves as part of the basement roof.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Legislative Building is among the most prominent and integral structures on the historic Capitol Campus, and DES is charged with its ongoing preservation and maintenance, and operations as an active center of Washington state government.

A 2001 Historic Structure Report identified this preservation as critical to maintaining the historic significance and integrity of the building.

Issues include:

- When the sandstone is not cleaned regularly, moss grows and damages the stone.
- Growing moss and mold damages the mortar sealant, increasing water leaks during the rainy season.
- Water damage, in turn, encourages more growth and damage.
- It's hard to get replacement materials.

To preserve and protect the historic building, DES must appropriately clean all exterior surfaces, repair damaged mortar, and complete water sealing.

Delaying the work will increase overall costs and damage, threatening the integrity of the historic building exterior.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Clean all exterior surfaces, including removing moss and mold.
- Repair the exterior sandstone and mortar.
- Repair the windows, seals, and drainage to address water leaks.

DES will complete this project during the 2025-2027 biennium. DES has accelerated the schedule for cleaning to ensure the building is ready for the 2028 Legislative Building Centennial.

a) When will the project start and be completed?

Cleaning | 7/2025 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES cannot phase the Legislative Building cleaning due to the nature of the work. However, this project is part of the ongoing Legislative Building Cleaning Program that rotates through the legislative buildings.

3. How would the request address the problem or opportunity identified in question #1?

DES will complete this project following the [Secretary of the Interior Standards for Preservation](#)¹.

This project will clean the exterior of the building, removing moss and mold, and repairing the damaged sandstone, mortar, and water proofing. The request will improve the condition of the exterior sandstone and reveal if there are areas that need more extensive future repairs.

4. What alternatives were explored?

Due to the specialty nature of the masonry cleaning and repairs, there are very limited alternatives, and deferred maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

a) Why was the recommended alternative chosen?

The preferred alternative is necessary to address existing damage from weathering and natural wear and tear.

5. Which clientele would be impacted by the budget request?

The cleaning will benefit all members of the public and building occupants, including the House of Representative, Senate, and the Offices of the Governor, Lt. Governor, Secretary of State, Treasurer, and related support offices. Performing this work in the 2025-27 biennium prepares the Legislative Building for the celebration of it's 2028 centennial.

DES will schedule work to minimize impacts to all tenants and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

¹ Secretary of the Interior Standards for Preservation states "Each property will be recognized as a physical record of its time, place and use... Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved."

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by improving the appearance of the exterior of the building and customer satisfaction by beginning the restoration work of the exterior envelope.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request:

- Historic Structure Report, August 2001, prepared by Artifacts Architectural Consulting
- 2017 Capitol West Campus Exterior Preservation Pre-and Post-Design Report, Bassetti/WJE

2019 SHKS Legislative Building Dome Preservation Post Construction Report Draft
Images:



Figure 48. Leak at re-entrant corner of porte cochere.



Figure 51. Roof drain and overflow above area of leak in the North Vestibule.



Figure 61. Granite steps with failing and missing mortar, and recent sealant repairs

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	Leg - Legislative Building Cleaning	
OFM Project Number	40000401	

Contact Information

Name	John Lyons, Assistant Program Manager - Planning	
Phone Number	360-628-2139	
Email	john.lyons@des.wa.gov	

Statistics

Gross Square Feet	255,564	MACC per Gross Square Foot	\$7
Usable Square Feet	126,296	Escalated MACC per Gross Square Foot	\$7
Alt Gross Unit of Measure			
Space Efficiency	49.4%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	13.12%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	September-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Pre-design Start		Pre-design End	
Design Start	September-24	Design End	December-24
Construction Start	January-25	Construction End	December-27
Construction Duration	35 Months		

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Project Cost Summary

Total Project	\$2,782,903	Total Project Escalated	\$2,926,729
		Rounded Escalated Total	\$2,927,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,927,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$173,610		
Extra Services	\$92,350		
Other Services	\$77,999		
Design Services Contingency	\$34,396		
Consultant Services Subtotal	\$378,354	Consultant Services Subtotal Escalated	\$385,819

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,743,408	Maximum Allowable Construction Cost (MACC) Escalated	\$1,846,792
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$174,341		\$184,680
Non-Taxable Items	\$0		\$0
Sales Tax	\$187,940	Sales Tax Escalated	\$199,085
Construction Subtotal	\$2,105,689	Construction Subtotal Escalated	\$2,230,557

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	\$172,481		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$172,481	Project Administration Subtotal Escalated	\$182,709

Other Costs			
Other Costs Subtotal	\$126,380	Other Costs Subtotal Escalated	\$127,644

Project Cost Estimate			
Total Project	\$2,782,903	Total Project Escalated	\$2,926,729
		Rounded Escalated Total	\$2,927,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$385,819		\$385,819		\$0
Construction					
Construction Subtotal	\$2,230,557		\$2,230,557		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$0		\$0		\$0
Agency Project Administration					
Project Administration Subtotal	\$182,709		\$182,709		\$0
Other Costs					
Other Costs Subtotal	\$127,644		\$127,644		\$0
Project Cost Estimate					
Total Project	\$2,926,729	\$0	\$2,926,729	\$0	\$0
	\$2,927,000	\$0	\$2,927,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$173,610			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$173,610	1.0030	\$174,131	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Building Envelope Consultant	\$92,350			
	\$0			
Insert Row Here				
Sub TOTAL	\$92,350	1.0030	\$92,628	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$77,999			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$77,999	1.0593	\$82,624	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$34,396			
Other				

Insert Row Here				
Sub TOTAL	\$34,396	1.0593	\$36,436	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$378,354		\$385,819	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$0				
G20 - Site Improvements	\$0				
G30 - Site Mechanical Utilities	\$0				
G40 - Site Electrical Utilities	\$0				
G60 - Other Site Construction	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0100	\$0	
2) Related Project Costs					
Offsite Improvements	\$0				
City Utilities Relocation	\$0				
Parking Mitigation	\$0				
Stormwater Retention/Detention	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0100	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure	\$1,148,906				
B30 - Roofing					
C10 - Interior Construction					
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	\$333,642				
General Contractor Fee, Bonds and Insurance	\$145,969				
Estimating Contingency	\$114,891				
Insert Row Here					
Sub TOTAL	\$1,743,408		1.0593	\$1,846,792	
4) Maximum Allowable Construction Cost					

MACC Sub TOTAL **\$1,743,408**

\$7

\$1,846,792

\$7 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$174,341**

Other

Insert Row Here

Sub TOTAL \$174,341

1.0593

\$184,680

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.0593

\$0

9) Sales Tax

Sub TOTAL \$187,940

\$199,085

CONSTRUCTION CONTRACTS TOTAL \$2,105,689

\$2,230,557

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction	\$0				
Other	\$0				
Insert Row Here	\$0				
Sub TOTAL	\$0		1.0593	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0593	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$172,481				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$172,481		1.0593	\$182,709	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$0				
Hazardous Material Remediation/Removal	\$0				
Historic and Archeological Mitigation	\$0				
Project Logistics, Access, Security	\$126,380				
Insert Row Here					
OTHER COSTS TOTAL	\$126,380		1.0100	\$127,644	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

Building Envelope Consultant-\$92,350 expected due to nature of project and building
<i>Insert Row Here</i>

Tab C. Construction Contracts

This project will clean, repair exterior surfaces, windows of the legislative building
The costs are estimated in July 2024 dollars.
Scoping documents provided narrative and in some cases high level measurable quantities to price.
Assumptions take into account location and perceived complexities of the project
No hazardous materials are anticipated
<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

Project logistics, access, security-\$126,380. Historically based on project nature and location
<i>Insert Row Here</i>

O'Brien - Hazardous Material Abatement

CBS ID:	40000400	Project Class:	Preservation
Subproject Number:	40000615	Agency Priority:	19
Program:	Major Projects - Legislative Building Cleaning	Starting Fiscal Year:	2026

Project Summary

Hazardous polychlorinated biphenyls (PCBs) have been detected in the O'Brien Building's exterior caulking and masonry components, exceeding EPA thresholds and posing significant health and environmental risks. This urgent project will design and execute a comprehensive hazardous material abatement plan to address these critical issues.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The O'Brien Building contains hazardous materials, specifically polychlorinated biphenyls (PCBs) in caulking and masonry materials, exceeding the EPA's allowable threshold of 50 mg/kg. This poses significant environmental and health risks, requiring **immediate action**. Federal and state regulations mandate the removal of these materials. Prioritizing this abatement is critical to ensure regulatory compliance, prevent potential exposure to building occupants, and protect the surrounding environment.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will fund the design and implementation of hazardous material abatement for the O'Brien Building. The project scope includes:

1. Removal of PCBs from identified areas
2. Implementation of stormwater management practices to prevent contamination during abatement

a) When will the project start and be completed?

Abatement

7/2025 - 6/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Phasing this work will increase costs. To reduce construction cost, include abatement work as part of the Legislative Cleaning Project for the O'Brien Building.

3. How would the request address the problem or opportunity identified in question #1?

This request will address the hazardous material issue by:

1. Providing resources for PCB removal in accordance with EPA and state regulations
2. Developing detailed plans, specifications, and bid documents
3. Overseeing abatement activities to ensure safe removal and proper disposal of hazardous materials
4. Implementing stormwater management practices to prevent contamination of surrounding water systems during abatement

4. What alternatives were explored?

Given the regulatory requirements for PCB removal, alternatives were limited. The only feasible alternative considered was delaying the abatement. However, this option was deemed unacceptable due to:

1. Increased risk of exposure to building occupants and visitors
2. Potential non-compliance with federal and state regulations
3. The immediate need to protect public health and the environment

a) Why was the recommended alternative chosen?

The preferred alternative is necessary to address existing damage from weathering and natural wear and tear.

5. Which clientele would be impacted by the budget request?

The abatement is required by federal regulation to protect the health and safety of the building occupants, the general public, and our environment. Performing this work in the 2025-27 biennium will prepare the O'Brien Building for cleaning.

DES will schedule work to minimize impacts to all tenants and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The scope of work for hazardous material abatement is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Once the presence of PCBs is known to building owners, federal requirements mandate removal of these hazardous materials. DES must complete this work under federal environment laws.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

The project will protect stormwater runoff from PCBs discharged into the surrounding water system, which may impact wildlife in the surrounding environment.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	O'Brien - Hazardous Material Abatement	
OFM Project Number	40000615	

Contact Information

Name	John Lyons	
Phone Number	360-628-2139	
Email	john.lyons@des.wa.gov	

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	10.91%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	
Inflation Rate	3.33%	Higher Ed Institution	
Sales Tax Rate %	10.00%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month (Estimate Date)	September-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	September-25	Design End	February-26
Construction Start	March-26	Construction End	July-26
Construction Duration	4 Months		

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Project Cost Summary

Total Project	\$965,273	Total Project Escalated	\$1,012,659
		Rounded Escalated Total	\$1,013,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,013,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$54,144		
Extra Services	\$50,000		
Other Services	\$24,326		
Design Services Contingency	\$6,424		
Consultant Services Subtotal	\$134,894	Consultant Services Subtotal Escalated	\$140,768

Construction			
Maximum Allowable Construction Cost (MACC)	\$685,000	Maximum Allowable Construction Cost (MACC) Escalated	\$719,113
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$34,250		\$36,151
Non-Taxable Items	\$0		\$0
Sales Tax	\$71,925	Sales Tax Escalated	\$75,526
Construction Subtotal	\$791,175	Construction Subtotal Escalated	\$830,790

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

Artwork			
Artwork Subtotal	\$5,038	Artwork Subtotal Escalated	\$5,038

Agency Project Administration			
Agency Project Administration Subtotal	\$34,166		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$34,166	Project Administration Subtotal Escalated	\$36,062

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

Project Cost Estimate			
Total Project	\$965,273	Total Project Escalated	\$1,012,659
		Rounded Escalated Total	\$1,013,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$140,768		\$140,768		\$0
Construction					
Construction Subtotal	\$830,790		\$830,790		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$5,038		\$5,038		\$0
Agency Project Administration					
Project Administration Subtotal	\$36,062		\$36,062		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate				
Total Project	\$1,012,659	\$0	\$1,012,659	\$0
	\$1,013,000	\$0	\$1,013,000	\$0
Percentage requested as a new appropriation			100%	

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0328	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$54,144			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$54,144	1.0400	\$56,311	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing	\$30,000			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)	\$20,000			
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$50,000	1.0400	\$52,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$24,326			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$24,326	1.0555	\$25,676	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,424			
Other				
Insert Row Here				
Sub TOTAL	\$6,424	1.0555	\$6,781	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$134,894	\$140,768

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Hardarous Material Abatement	\$685,000				
Insert Row Here					
Sub TOTAL	\$685,000		1.0498	\$719,113	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0498	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
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 Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.0555	\$0	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$685,000			\$719,113	
	<i>NA</i>			<i>NA per GSF</i>	

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7) Owner Construction Contingency

Allowance for Change Orders	\$34,250		
Other			
Insert Row Here			
Sub TOTAL	\$34,250	1.0555	\$36,151

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0555	\$0

9) Sales Tax

Sub TOTAL	\$71,925		\$75,526
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CONSTRUCTION CONTRACTS TOTAL	\$791,175		\$830,790
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0555	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0555	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$5,038				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,038		NA	\$5,038	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$34,166				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$34,166		1.0555	\$36,062	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0498	\$0	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Temple of Justice – Legislative Building Cleaning

CBS ID:	40000400	Project Class:	Preservation
Subproject Number:	40000403	Agency Priority:	44
Program:	Major Projects - Legislative Building Cleaning	Starting Fiscal Year:	2030

Project Summary

The 2019-2021 Capital Budget ([SHB 1102 Section 1091](#)) established a Legislative Building Cleaning Program which provided funding solely for the exterior preservation cleaning and repair of select legislative buildings.

This project will continue this important preservation work identified in this program by focusing on the Temple of Justice Building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Temple of Justice Building is among the most prominent and integral structures on the historic capitol campus, and DES is charged with its ongoing preservation and maintenance, and operations as an active center of Washington state government.

Consistent water infiltration continues to deteriorate exterior sandstone surfaces and encourage the growth of moss, molds, and other organic growth that will diminish the health and safety of the building. A thorough and proper cleaning of all exterior surfaces, along with necessary repointing and water sealing is required to preserve and maintain the use and function of this irreplaceable historic asset.

Postponing the work will exacerbate damage and costs. Important details of the recommended preservation work include:

- Multiple factors have promoted water intrusion that causes damage to the building. When the sandstone is not cleaned at regular intervals, moss grows on the exterior and damages the underlying stone. Sandstone repairs require specialized masonry skills and, at times, replacement materials that are not readily available. Gaps in the mortar sealant joints occur over time creating points for water intrusion during the

rainy season.

- A Historic Structure Report, completed in 2013 by Architectural Resources Group presents the building’s character defining features and historic significance to the State of Washington. Preserving and maintaining building material integrity is critical to sustaining historic significance along with overall health and safety of the asset.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Clean all exterior surfaces, including removing moss and mold.
- Repair the exterior sandstone and mortar
- Repairs the windows, seals, and drainage to address water leaks.

DES will complete the project following the [Secretary of the Interior Standards for Preservation](#)¹.

DES will complete this project during the 2029-2031 biennium.

a) When will the project start and be completed?

Cleaning | 1/2029 - 12/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES cannot phase the TOJ Building cleaning due to the nature of the work. However, the project is part of the ongoing Legislative Building Cleaning Program that rotates through the legislative buildings.

¹ Secretary of the Interior Standards for Preservation states “Each property will be recognized as a physical record of its time, place and use. ...Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.”

3. How would the request address the problem or opportunity identified in question #1?

This project will clean the exterior of the building, removing moss and mold, and repairing the damaged sandstone, mortar, and water proofing. The request will improve the condition of the exterior sandstone and reveal if there are areas that need more extensive repairs.

4. What alternatives were explored?

Due to the specialty nature of the masonry cleaning and repairs, there are very limited alternatives, and deferred maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

a) Why was the recommended alternative chosen?

The preferred alternative is necessary to address existing damage from weathering and natural wear and tear.

5. Which clientele would be impacted by the budget request?

The cleaning will benefit all members of the public and building occupants, including Washington State's Supreme Court, Administrative Offices of the Court, the Law Library, and related support offices.

DES will schedule work to minimize impacts to all tenants and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by improving the appearance of the exterior of the building and customer satisfaction by beginning the restoration work of the exterior envelope.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request:

- Temple of Justice Historic Structure Report, August 2013, prepared by Architectural Resources Group.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Insurance – Legislative Building Cleaning

CBS ID:	40000400	Project Class:	Preservation
Subproject Number:	40000404	Agency Priority:	48
Program:	Major Projects - Legislative Building Cleaning	Starting Fiscal Year:	2032

Project Summary

The 19-21 Capital Budget ([SHB 1102 Section 1091](#)) established a Legislative Building Cleaning Program, which provided funding solely for the exterior preservation, cleaning, and repair of select legislative buildings.

This project will continue this important preservation work identified in this program by focusing on the Insurance Building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Insurance Building is among the most prominent and integral structures on the historic capitol campus.

Consistent water infiltration continues to deteriorate exterior sandstone surfaces and encourage the growth of moss, molds, and other organic growth that will diminish the health and safety of the building. A thorough and proper cleaning of all exterior surfaces, along with necessary repointing and water sealing is required to preserve and maintain the use and function of this irreplaceable historic asset.

Postponing the work will exacerbate damage and costs. Important details of the recommended preservation work include:

- Multiple factors have promoted water intrusion that causes damage to the building. When the sandstone is not cleaned at regular intervals, moss grows on the exterior and damages the underlying stone. Sandstone repairs require specialized masonry skills and, at times, replacement materials that are not readily available. Gaps in the mortar sealant joints occur over time creating points for water intrusion during the

rainy season.

- A Historic Structure Report, completed in 2006 by Artifacts Architectural Consulting following the Nisqually earthquake presents the building’s character defining features and historic significance to the State of Washington. Preserving and maintaining building material integrity is critical to sustaining historic significance along with overall health and safety of the asset.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will clean the exterior stone cladding and complete minor repairs. Repairs to the windows, drainage system, seals, tuck pointing of architectural stone elements to maintain a water-tight structure will be a future project.

This project will be done in keeping with [Secretary of the Interior Standards for Preservation](#)¹. Cleaning the exterior will improve the appearance and reveal areas where the sandstone needs further repair. The cleaning will also preserve and extend the life and value of the building structure and improve the public image of state government facilities.

This project will be completed during the 2031-2033 biennium.

a) When will the project start and be completed?

Cleaning		1/2031 - 12/2033
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b) Identify whether the project can be phased, and if so, which phase is included in the request.

The project cannot be phased due to the interconnected scope of work, mobilization of scaffolding, and time sensitive external preservation processes.

¹ Secretary of the Interior Standards for Preservation states “Each property will be recognized as a physical record of its time, place and use. ...Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.”

3. How would the request address the problem or opportunity identified in question #1?

This project will continue work needed to preserve the building's exterior envelope. Proper removal of moss or mold and minor stone repairs will improve the condition of the exterior sandstone and reveal if there are areas that need more extensive future repairs.

4. What alternatives were explored?

Due to the specialty nature of the masonry cleaning and repairs, there are very limited alternatives, and deferred maintenance is not recommended. The longer the work is deferred, the more damage accrues, both to the building interior and exterior, increasing preservation and cleaning costs.

a) Why was the recommended alternative chosen?

Cleaning the exterior of the Insurance building will preserve the exterior envelope. There are limited other alternatives.

5. Which clientele would be impacted by the budget request?

The occupants of the Insurance Building include the Offices of the Governor, Office of the Insurance Commissioner, State Auditor's Office, and the Office of Financial management, and related support offices.

Scheduling will aim to minimize impact to all tenants and clientele wherever possible throughout the duration of the project.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

This project supports the [Governor's Results Washington](#) Goal #5 Efficient, effective and accountable government by increasing customer satisfaction. In the case of the Legislative Building:

It also supports the following DES agency strategies, priorities and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - security and safety improvements on the Capitol Campus in accordance with the Security Study.
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
 - and aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by improving the appearance of the exterior of the building and customer satisfaction by beginning the restoration work of the exterior envelope.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request:

- Insurance Building Historic Structures Report, August 2006, prepared by Artifacts Architectural Consulting

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Legislative Building Centennial Skylights

CBS ID:	40000340	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	20
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This request will restore the skylights above the House of Representative and Senate Chambers in the Legislative Building, replacing the halide lights and restoring the “amber glow” from filtered natural daylight incorporated in the historic design of the chambers. This project would include updates to the roof, skylight attic space, and ceiling lights. It would also provide new lighting, upgrades to the audio visual system, upgrades to the fire and life safety systems, restoration of the bronze and glass laylights, acoustical upgrades to the chambers, and some additional mechanical and structural work.

The Legislature funded \$2,696,000 in the 2023-2025 biennium for project design. Funding this request will allow DES to complete project construction before the Legislative Building’s centennial in 2028.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

In the 1970s, the state removed the skylights above the House and Senate chambers in the Legislative Building to address seismic risk. Since then, technology has changed significantly, and modern construction methods make it possible to restore the historic design of the skylights while meeting building codes, improving acoustic, lighting, and security equipment.

The 2023 Legislature funded design work based on the results of a 2017 feasibility study. This request will implement that design work to restore the Legislative Building’s unique historic character as the building approaches its centennial celebration in 2028, scheduling construction impacts in between legislative sessions.

This project will make preservation repairs to the historic Legislative Building interior chambers in keeping with [Secretary of the Interior Standards for Preservation](#).

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This work will restore the historic skylight design, improve the chambers' appearance and functionality, allow DES to upgrade acoustic equipment above the chambers, and make it safer by adding contemporary security features.

The project will:

- Restore the skylights above the Senate and House chambers.
- Restore the bronze grill below the skylights.
- Remove the halide lights that are being used to simulate sunlight.
- Upgrade the audio visual in the skylight chamber.
- Upgrade the fire and life safety system.
- Upgrade the security cameras.
- Complete necessary upgrades to the ceiling and attic structure.

DES expects the construction phase to last about two years, scheduling construction in between legislative session to complete the project before the building's centennial in 2028.

a) When will the project start and be completed?

Design	1/2024 - 12/2024
Construction	7/2025 - 6/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing the construction of this project in one phase to minimize disruption to the House and Senate, complete work in between legislative sessions and before the building's centennial, and prevent cost increases by delaying construction from the current design work that is underway.

3. How would the request address the problem or opportunity identified in question #1?

The 2017 feasibility study determined that due to the type of project, there are very limited alternatives other than leaving the existing conditions as is. Funding the preferred alternative will allow the project to be completed.

4. What alternatives were explored?

Preferred Alternative - The project will restore natural daylight to the Legislative chambers while updating security, lighting, fire, and audio systems. Doing this work in time for the Legislative Building centennial would be an opportunity to showcase an important restoration and preserve one of the state's most unique historical assets.

No Action - Chambers would remain as they are but would not be as originally constructed. The halide lights create glare and heat, and other equipment is out-of-date

a) Why was the recommended alternative chosen?

The preferred alternative will implement the design work that is currently funded, restoring the original historic design of the chamber skylights, improving security, and modernizing the acoustic system above the chambers.

5. Which clientele would be impacted by the budget request?

The building is an important part of the historic West Capitol Campus and highly visible to the visiting public as the active center of the Legislature with the chambers and galleries used by legislators, lobbyists, staff, and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
 - [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
 - [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
 - DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Reconstruction of the skylights affects the lighting, sound, smoke detection, and security systems so could require minimal changes to network connectivity.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *Legislative Chambers Skylight Restoration Feasibility Study*, Architectural Resources Group, Inc. 2017
- This project is aligned with the Legislative Building Chamber Restoration (30000794) of restoration to historic interior furnishings and improve security measures in both chambers and galleries.
- [Secretary of the Interior Standards for Preservation](#)
 - An excerpt from Secretary of the Interior Standards for Preservation states "Each property will be recognized as a physical record of its time, place and use... Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved."

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Legislative Building Centennial Skylights
OFM Project Number	40000340

Contact Information

Name	Bob Willyerd
Phone Number	360-810-0500
Email	bob.willyerd@des.wa.gov

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	NA		
Space Efficiency		A/E Fee Class	A
Construction Type	Courthouses	A/E Fee Percentage	13.47%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	July-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	January-24	Predesign End	December-24
Design Start	January-24	Design End	December-24
Construction Start	October-25	Construction End	June-27
Construction Duration	21 Months		

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Project Cost Summary

Total Project	\$7,236,809	Total Project Escalated	\$7,740,493
		Rounded Escalated Total	\$7,740,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$7,740,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$247,276		
Design Services Contingency	\$24,728		
Consultant Services Subtotal	\$272,004	Consultant Services Subtotal Escalated	\$290,937

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,383,448	Maximum Allowable Construction Cost (MACC) Escalated	\$5,758,136
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$538,345		\$575,814
Non-Taxable Items	\$0		\$0
Sales Tax	\$580,336	Sales Tax Escalated	\$620,727
Construction Subtotal	\$6,502,128	Construction Subtotal Escalated	\$6,954,677

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	\$462,677		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$462,677	Project Administration Subtotal Escalated	\$494,879

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

Project Cost Estimate			
Total Project	\$7,236,809	Total Project Escalated	\$7,740,493
		Rounded Escalated Total	\$7,740,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$290,937		\$290,937		\$0
Construction					
Construction Subtotal	\$6,954,677		\$6,954,677		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$494,879		\$494,879		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$7,740,493	\$0	\$7,740,493	\$0	\$0
	\$7,740,000	\$0	\$7,740,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$550,389			69% of A/E Basic Services
ADJUSTMENT FOR DESIGN SERVICE PREVIOUSLY PROVIDED	-\$550,389			
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$1	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$247,276			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$247,276	1.0696	\$264,487	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$24,728			
Other				
Insert Row Here				

Sub TOTAL	\$24,728	1.0696	\$26,449	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$272,004		\$290,937	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0394	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0394	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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 Direct Cost				
House Chambers	\$2,730,888			Includes alternate
Senate Chambers	\$2,652,560			Includes alternate
Sub TOTAL	\$5,383,448	1.0696	\$5,758,136	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$5,383,448		\$5,758,136	
	NA		NA per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$538,345		
Other			
Insert Row Here			
Sub TOTAL	\$538,345	1.0696	\$575,814

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0696	\$0

9) Sales Tax

Sub TOTAL	\$580,336		\$620,727
CONSTRUCTION CONTRACTS TOTAL	\$6,502,128		\$6,954,677

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0696	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0696	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$462,677				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$462,677		1.0696	\$494,879	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0394	\$0	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Adjustments made to AE fee to reflect the design fees applied to the project in the 2024-034 - Leg - Restore Chamber Skylights project that cover the design documents. Cost included in this C100 should cover AE costs after design phase.

Insert Row Here

Tab C. Construction Contracts

Information provided is from the schematic design phase Cost Estimate from ARG

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

Leg – Chamber Restoration

CBS ID:	40000337	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	21
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

The historic interior furnishings in the Legislative Building chambers and galleries are deteriorating due to 92 years of wear and tear. This project will restore and preserve the unique and historic significance of these important areas as the building approaches its centennial celebration. It will also improve safety, security, and acoustics in the chambers and public galleries.

Funding this request will allow DES to complete project construction before the Legislative Building's centennial in 2028.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Legislative chambers are historically significant and serve as the working center of Washington State government. DES must complete a coordinated restoration project to preserve its historic significance, minimize disruptions, and ensure the long-term continuity of government operations.

Issues include:

- **Increased security risks from damaged, worn, and missing door components.** DES cannot quickly secure the chambers and galleries in an emergency, increasing safety risks to all.
 - The chamber monumental doors have damaged in-floor locking mechanisms that do not work.
 - The House interior leather doors are badly worn and in storage.
 - The closers to the Chamber wings on the third and fourth floor are failing.
 - The historic doors do not currently have electronic locking mechanisms, necessary to meet campus security standards.
- **Worn finishings are unsafe, no longer function.**
 - The custom carpet in each chamber is worn and bunches when staff roll

equipment down the aisle, creating a tripping hazard.

- The original acoustic curtains and hardware at the chamber wings are stained, dirty, and can no longer be opened or closed to adjust acoustics as needed.
- The benches and leather cushions in the public galleries are in poor condition, and will continue to see damage from heavy use, with capacity for 200 daily visitors.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will restore and preserve the historic features of the Legislative Building chambers and galleries by:

- Repairing and replacing damaged door components.
- Installing electronic door locking mechanisms.
- Repairing and replacing the worn carpet, leather cushions, and historic acoustic draperies.
- Repairing and refinishing the platforms, benches, and chairs.
- Assessing and restoring the historic light fixtures and lighting conditions of the chambers while improving energy efficiency.
- Assessing and addressing acoustic issues in the chambers.

a) When will the project start and be completed?

Design	9/2025 - 3/2026
Construction	6/2026 - 6/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends that the work be completed as one project to reduce impacts to Washington state government and will plan construction between legislative sessions. This project is aligned with the Leg – Restore Chamber Skylights project.

3. How would the request address the problem or opportunity identified in question #1?

The project will restore and preserve the historic Legislative Building chambers, protecting an important part of Washington state history while ensuring continuity of current and future government operations.

Restoring the highly visible chambers will repair existing damage, add electronic locking controls to historic doors, and improve space efficiency and safety for all.

4. What alternatives were explored?

Preferred alternative – Funding this request will preserve and restore the Legislative chamber by repairing and restoring the historic features of the chambers. The work associated with the chamber restoration project requires specialized skills to properly repair and/or restore historic furnishings that have been subjected to wear and tear over many years. The leather cushions on the gallery benches are worn and the buttons are popping off. The rostrums, gallery benches, and historic leather chamber doors need restoration or repair/selective refinishing. The custom carpet was last replaced 32 years ago. The security work on the doors should be done at the same time the chamber and gallery doors are restored and hardware replaced.

Funding this project will allow for these repairs for the centennial celebration of the Legislative Building.

No Action – The various historic features of the Legislative chambers and galleries will continue to deteriorate without restoration and repair.

a) Why was the recommended alternative chosen?

The preferred alternative will reduce impacts to government operations by coordinating several specialized restoration efforts into one project and make repairs before damage is irreversible. It will also address current life safety issues, inefficient energy use and acoustic dampening, and ensure that the historic finishings are preserved and useful for years to come.

5. Which clientele would be impacted by the budget request?

This project will improve security and continuity of operations for the Legislature and visiting public, while improving energy efficiency and repair and preserve the chambers and galleries for the large amount of public use they receive.

DES will schedule construction to minimize impacts, completing work in the chambers and galleries out of legislative session.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The Legislative Building skylight project (40000150) that is currently funded through the design phase is also proposed for the same biennium. If the Legislature funds the Skylight Restoration construction, the Chamber Restoration project will need to consider lighting needs from changing natural light via the restored skylights, energy use, and impacts to the chamber acoustics.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	Leg - Chamber Restoration	
OFM Project Number	40000337	

Contact Information

Name	John Lyons, Assistant Program Manager - Planning	
Phone Number	360-628-2139	
Email	john.lyons@des.wa.gov	

Statistics

Gross Square Feet	255,564	MACC per Gross Square Foot	\$7
Usable Square Feet	126,296	Escalated MACC per Gross Square Foot	\$7
Alt Gross Unit of Measure			
Space Efficiency	49.4%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	13.14%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-24	Predesign End	September-24
Design Start	September-25	Design End	March-26
Construction Start	June-26	Construction End	June-27
Construction Duration	12 Months		

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Project Cost Summary

Total Project	\$3,100,673	Total Project Escalated	\$3,327,938
		Rounded Escalated Total	\$3,328,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$3,328,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$170,551		
Extra Services	\$70,000		
Other Services	\$76,624		
Design Services Contingency	\$31,718		
Consultant Services Subtotal	\$348,893	Consultant Services Subtotal Escalated	\$367,586

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,710,082	Maximum Allowable Construction Cost (MACC) Escalated	\$1,842,614
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$171,008		\$184,262
Non-Taxable Items	\$0		\$0
Sales Tax	\$184,347	Sales Tax Escalated	\$198,635
Construction Subtotal	\$2,065,438	Construction Subtotal Escalated	\$2,225,511

Equipment			
Equipment	\$218,360		
Sales Tax	\$21,399		
Non-Taxable Items	\$0		
Equipment Subtotal	\$239,759	Equipment Subtotal Escalated	\$258,341

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$178,371		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$178,371	Project Administration Subtotal Escalated	\$192,195

Other Costs			
Other Costs Subtotal	\$268,212	Other Costs Subtotal Escalated	\$284,305

Project Cost Estimate			
Total Project	\$3,100,673	Total Project Escalated	\$3,327,938
		Rounded Escalated Total	\$3,328,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$367,586		\$367,586		\$0
Construction					
Construction Subtotal	\$2,225,511		\$2,225,511		\$0
Equipment					
Equipment Subtotal	\$258,341		\$258,341		\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$192,195		\$192,195		\$0
Other Costs					
Other Costs Subtotal	\$284,305		\$284,305		\$0
Project Cost Estimate					
Total Project	\$3,327,938	\$0	\$3,327,938	\$0	\$0
	\$3,328,000	\$0	\$3,328,000	\$0	\$0
	Percentage requested as a new appropriation		100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0343	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$170,551			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$170,551	1.0428	\$177,851	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$25,000			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Historical Building Consultant	\$45,000			
	\$0			
Insert Row Here				
Sub TOTAL	\$70,000	1.0428	\$72,996	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$76,624			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$76,624	1.0775	\$82,563	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$31,718			
Other				

Insert Row Here				
Sub TOTAL	\$31,718	1.0775	\$34,176	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$348,893		\$367,586	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$0				
G20 - Site Improvements	\$0				
G30 - Site Mechanical Utilities	\$0				
G40 - Site Electrical Utilities	\$0				
G60 - Other Site Construction	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0600	\$0	
2) Related Project Costs					
Offsite Improvements	\$0				
City Utilities Relocation	\$0				
Parking Mitigation	\$0				
Stormwater Retention/Detention	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0600	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction	\$137,870				
C20 - Stairs					
C30 - Interior Finishes	\$774,093				
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition	\$88,821				
General Conditions	\$418,410				
General Contractor Fee, Bonds and Insurance	\$168,973				
Estimating Contingency	\$121,914				
Insert Row Here					
Sub TOTAL	\$1,710,082		1.0775	\$1,842,614	
4) Maximum Allowable Construction Cost					

MACC Sub TOTAL **\$1,710,082**

\$7

\$1,842,614

\$7 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$171,008**

Other

Insert Row Here

Sub TOTAL \$171,008

1.0775

\$184,262

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.0775

\$0

9) Sales Tax

Sub TOTAL \$184,347

\$198,635

CONSTRUCTION CONTRACTS TOTAL \$2,065,438

\$2,225,511

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$131,000				
E20 - Furnishings	\$87,360				
F10 - Special Construction	\$0				
Other	\$0				
Insert Row Here	\$0				
Sub TOTAL	\$218,360		1.0775	\$235,283	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0775	\$0	
3) Sales Tax					
Sub TOTAL	\$21,399			\$23,058	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$239,759			\$258,341	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$178,371				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$178,371		1.0775	\$192,195	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$0				
Hazardous Material Remediation/Removal	\$0				
Historic and Archeological Mitigation	\$0				
Project Logistics, Access, Security	\$268,212				
Insert Row Here					
OTHER COSTS TOTAL	\$268,212		1.0600	\$284,305	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Department of Enterprise Services

25-35 Major Project - Capitol Campus Underground Utility Repairs

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	Leg - South Parking Lot Utilities & Drainage Improvements	\$ 8,881,000					\$ 8,881,000
2	Campus - Washington Street Drainage and Utilities Repairs		\$ 2,327,000				\$ 2,327,000
3	West Campus - Irrigation System Replacement			\$ 4,896,000			\$ 4,896,000
4	Cherry Lane - Drainage and Utility Improvements				\$ 5,314,000		\$ 5,314,000
5	Campus - Fiber Network-Mapping and Improvement to Campus Loop				\$ 3,551,000		\$ 3,551,000
6	Campus - Water Meter Replacements				\$ 3,044,000		\$ 3,044,000
7	East Campus - Irrigation System Update				\$ 2,716,000		\$ 2,716,000
		\$ 8,881,000	\$ 2,327,000	\$ 4,896,000	\$ 14,625,000	\$ -	\$ 30,729,000

Leg – South Parking Lot Utilities & Drainage Improvements

CBS ID:	40000608	Project Class:	Preservation
Subproject Number:	40000475	Agency Priority:	22
Program:	Major Projects - Capitol Campus Underground Utility Repairs	Starting Fiscal Year:	2026

Project Summary

This project will replace failing stormwater systems, underground sewer, and utility lines in the Legislative Building's south parking lot and improve exterior lighting and paving for safety and stormwater management.

The south parking lot's boundaries can be viewed in the *West Capitol Campus Drainage Master Plan* (see Exhibit A). Funds were previously requested in the 2021-2023 budget request.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This area has significant infrastructure, utility, and safety issues and current drainage systems do not meet federal and state regulations:

- Underground water and irrigation mains are failing, and the oldest on campus (originally built in 1920).
- Storm drains are undersized by current industry standards and can contribute to water intrusion at the surrounding buildings.
- Clay sanitary sewer lines are failing. Clay pipes are susceptible to root intrusions and leaks.
- Steam lines experience significant water leaks which threatens heating for nearby West Campus buildings.
- Exterior lighting is insufficient.
- Pavement in the parking lot is broken and inefficient in directing storm water runoff.

Without these upgrades, this area is at risk of continued leaks which contributes to sinkholes in the surrounding area and water intrusion at the nearby buildings.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will make the following improvements to the lot south of Legislative Building and between the Cherberg and O'Brien Buildings:

- Rebuild existing storm water/sewer system.
- Add proposed water quality treatment, including a bio retention system.
- Replace aging pavement and regrade parking lot to direct water flow, improving drainage and water quality treatment for storm runoff, and safety for vehicles and pedestrians.
- Remove vertical bends from sanitary sewer below steam tunnel southwest of Legislative Building. Vertical bends are not standard for this type of sewer system.
- Improve drainage issues in the parking lot.
- Install new water mains to improve water flow for fire protection infrastructure like piping and fire hydrants.
- Improve waterproofing for the underground utility tunnel.
- Improve exterior lighting.

Two studies in 2015 and 2017 detailed the needed improvements:

- *West Capitol Campus Drainage Master Plan* by Reid Middleton, Mithun and Arbutus Design Inc., December 2015
- *Capitol Campus Utility Renewal Plan* by Reid Middleton, June 2017

DES must investigate current site conditions to see if conditions have changed in the seven years since the most recent study, and this project includes that study in the consultant's scope of design.

To avoid additional costly rework and ensure continuity of government operations, DES recommends completing the project in one biennium and close coordination with the existing campus occupants.

a) When will the project start and be completed?

Design:	7/2025 - 4/2026
Construction:	5/2026 - 7/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Dividing the area for individual improvements would increase costs and interruptions. DES recommends completing this project as quickly as possible to prevent cost escalation, system failures, and reduce interruptions to legislative business and government operations.

3. How would the request address the problem or opportunity identified in question #1?

This project will:

- Replace failing utility infrastructure that is well beyond its useful life.
- Improve efficiency of storm water drainage, sewer, and underground utility systems.
- Ensure the state is compliant with National Pollutant Discharge Elimination System (NPDES) permit requirements.
- Ensure continuity of government operations by improving water proofing on underground utilities.
- Address safety concerns and poor storm water management by replacing paving.
- Address life safety risks by improving exterior lighting.

4. What alternatives were explored?

Preferred Alternative – Fund all improvements as one project and complete in one biennium to address infrastructure and life safety risk, address federal and state code violations, and reduce costs, schedule, and interruptions to operations.

No Action – Ongoing damage and risk of failure would continue to increase, threatening the continuity of government operations, and the state would continue to violate federal and state regulations.

Phased Approach – Piecemealing this approaching by separating each improvement into a separate project would significantly increase costs, schedule, and interruptions to legislative and campus operations. It would decrease government efficiency, requiring repeatedly digging up, repaving, and replanting the same area of grass.

a) Why was the recommended alternative chosen?

The preferred alternative is the most efficient way to address the problem while minimizing costs and impacts to the Capitol Campus.

5. Which clientele would be impacted by the budget request?

The tenants of the Legislative, Insurance, Pritchard, Cherberg, and O'Brien Buildings, and the Governor's Mansion will all be affected by nearby construction activities. Construction will temporarily detour vehicle and pedestrian traffic, temporarily close the parking lot for the duration of the project and will affect nearby landscaping and lawn areas.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

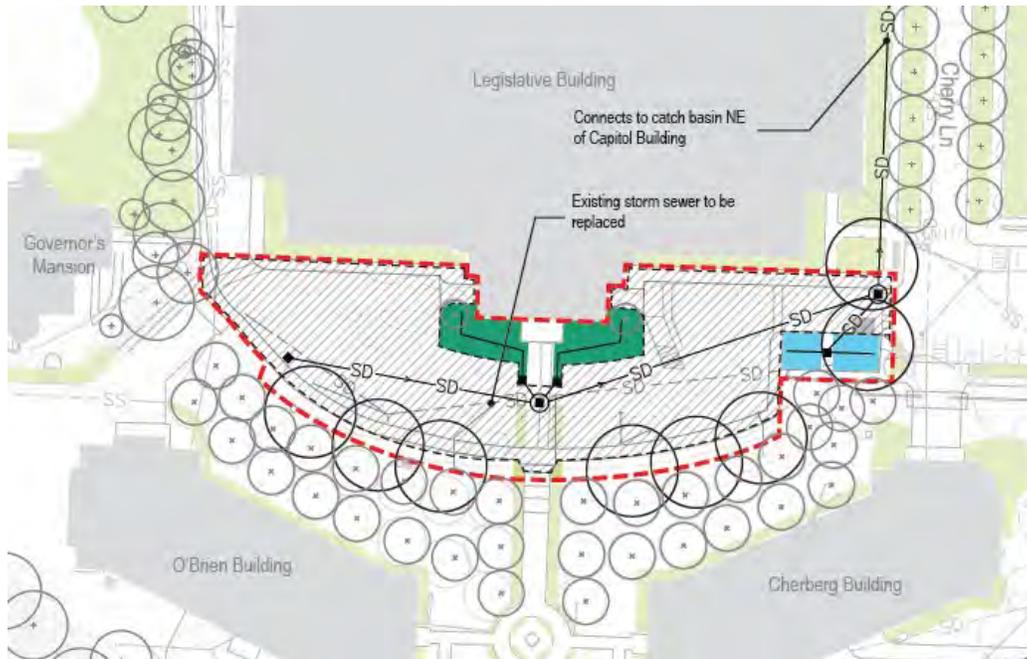
Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *West Capitol Campus Drainage Master Plan*. Reid Middleton, Mithun and Arbutus Design Inc., December 2015
- *Capitol Campus Utility Renewal Plan*. Reid Middleton, June 2017

Exhibit A



Capitol Campus Utility Renewal Plan. Reid Middleton, June 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	Leg - South Parking Lot Utilities & Drainage Improvements	
OFM Project Number	40000475	

Contact Information

Name	John Lyons, Assistant Program Manager - Planning	
Phone Number	360-628-2139	
Email	john.lyons@des.wa.gov	

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	C
Construction Type	Civil Construction	A/E Fee Percentage	10.65%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-24	Predesign End	September-24
Design Start	June-25	Design End	March-26
Construction Start	May-26	Construction End	July-27
Construction Duration	14 Months		

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Project Cost Summary

Total Project	\$8,356,512	Total Project Escalated	\$8,880,645
		Rounded Escalated Total	\$8,881,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$8,881,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$439,108		
Extra Services	\$305,000		
Other Services	\$197,281		
Design Services Contingency	\$94,139		
Consultant Services Subtotal	\$1,035,528	Consultant Services Subtotal Escalated	\$1,086,630

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,432,257	Maximum Allowable Construction Cost (MACC) Escalated	\$5,775,280
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$543,226		\$585,218
Non-Taxable Items	\$0		\$0
Sales Tax	\$585,597	Sales Tax Escalated	\$623,329
Construction Subtotal	\$6,561,080	Construction Subtotal Escalated	\$6,983,827

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	\$345,291		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$345,291	Project Administration Subtotal Escalated	\$371,983

Other Costs			
Other Costs Subtotal	\$414,613	Other Costs Subtotal Escalated	\$438,205

Project Cost Estimate			
Total Project	\$8,356,512	Total Project Escalated	\$8,880,645
		Rounded Escalated Total	\$8,881,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$1,086,630		\$1,086,630		\$0
Construction					
Construction Subtotal	\$6,983,827		\$6,983,827		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$0		\$0		\$0
Agency Project Administration					
Project Administration Subtotal	\$371,983		\$371,983		\$0
Other Costs					
Other Costs Subtotal	\$438,205		\$438,205		\$0
Project Cost Estimate					
Total Project	\$8,880,645	\$0	\$8,880,645	\$0	\$0
	\$8,881,000	\$0	\$8,881,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$657,127				
G20 - Site Improvements	\$1,868,120				
G30 - Site Mechanical Utilities	\$943,960				
G40 - Site Electrical Utilities	\$300,000				
G60 - Other Site Construction	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$3,769,207		1.0569	\$3,983,676	
2) Related Project Costs					
Offsite Improvements	\$0				
City Utilities Relocation	\$0				
Parking Mitigation	\$0				
Stormwater Retention/Detention	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0569	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
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	\$843,737				
General Contractor Fee, Bonds and Insurance	\$442,392				
Estimating Contingency	\$376,921				
Insert Row Here					
Sub TOTAL	\$1,663,050		1.0773	\$1,791,604	
4) Maximum Allowable Construction Cost					

MACC Sub TOTAL

NA

NA per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0257	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$439,108			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$439,108	1.0384	\$455,971	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$145,000			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$30,000			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$40,000			
Electrical, Lighting Design	\$40,000			
Historical Preservation	\$50,000			
Insert Row Here				
Sub TOTAL	\$305,000	1.0384	\$316,712	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$197,281			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$197,281	1.0773	\$212,531	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$94,139			
Other				

Insert Row Here				
Sub TOTAL	\$94,139	1.0773	\$101,416	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,035,528		\$1,086,630	

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction	\$0				
Other	\$0				
Insert Row Here	\$0				
Sub TOTAL	\$0		1.0773	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0773	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$345,291				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$345,291		1.0773	\$371,983	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$0				
Hazardous Material Remediation/Removal	\$0				
Historic and Archeological Mitigation	\$0				
Project Logistics, Access, Security	\$414,613				
Insert Row Here					
OTHER COSTS TOTAL	\$414,613		1.0569	\$438,205	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

Civil design (above basic services)-\$145,000. expected due to nature of project
Testing-\$30,000. expected requirement of project
Landscape consultant-\$40,000. expected due to nature of project
Electrical/lighting designer-\$40,000. expected due to nature of project
Historical preservation consultant- \$50,000. expected due to nature of project
<i>Insert Row Here</i>

Tab C. Construction Contracts

This project will rebuild storm/sewer,add water quality, new water mains, parking lot pavement improvements,
This project will improve waterproofing for underground utilities, improve exterior lighting , restore landscape
The costs are estimated in July 2024 dollars.
Scoping documents provided narrative and in some cases high level measurable quantities to price.
Assumptions take into account location and perceived complexities of the project
No hazardous materials are anticipated
<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

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<i>Insert Row Here</i>

Tab G. Other Costs
Project logistics, access, security-\$414,613. Historically based on project nature and location
<i>Insert Row Here</i>

Campus – Washington Street Drainage and Utilities Repairs

CBS ID:	40000608	Project Class:	Preservation
Subproject Number:	40000609	Agency Priority:	22
Program:	Major Projects - Capitol Campus Underground Utility	Starting Fiscal Year:	2028

Project Summary

This project will replace failing underground sewer, stormwater, and utility lines under Washington Street on the East Capitol Campus, repair damage to the street and sidewalk caused by the failing lines and leaking sewage and improve exterior lighting to improve life safety.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This area has critical infrastructure, utility, public health, and safety issues and is a high priority. Failing underground sewer and stormwater lines are leaking septic sewage, causing the street to crack and sink and threatening nearby underground utilities. Leaking sewage may also contaminate the surrounding groundwater, potentially leading to public health and safety risks. The report by Osborne and Grey categorized this area as a “High Priority” for repair.

Washington Street has the only combined storm and sanitary sewer main in East Capitol Campus. Small repairs will not address the underlying problems:

- Current failures could lead to sewage backup in the state buildings on the East Capitol Campus.
- Clay sanitary lines and sewer main are failing, tree roots have grown into the pipes in many locations, making replacement necessary.
- The steel stormwater line is aged and failing.
- A stormwater storage pipe near the Highway Licenses Building is broken, allowing soil to fall into the pipe creating a backup.
- An earlier fix to a small section created more issues in sewage backup.
- Stormwater lines lead to a combined sewer system, contributing to backups.

Without repairs, damage will continue, threatening the integrity of Washington Street and sidewalk, nearby utilities, public health and life safety, and government operations in East Campus buildings.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will make the following improvements to the area of Washington Street on the north part of East Campus:

- Rebuild underground utilities on Washington Street on East Campus between 11th Avenue and the Highway-Licenses Building and in the Plaza north of the Highway License Building.
- Replace failed combined sewer line and aged water main.
- Repair broken steel storm line.
- Separate storm drainage from combined sanitary sewer main.
- Repair the broken stormwater pipe outside the Highway Licenses building.
- Repair and repave the street and sidewalk.
- Improve nearby street lighting.

In addition to DES maintenance reports, studies in 2014 and 2017 detailed the needed improvements:

- *East Capitol Campus Storm and Sanitary Sewer Inspection Report* by Pipe Experts, 2014
- *Capitol Campus Utility Renewal Plan* by Reid Middleton, June 2017

DES must investigate current site conditions to see if conditions have changed in the seven years since the most recent study, and this project includes that study in the consultant’s scope of design.

To avoid costly rework, address urgent public health and safety risks, and ensure continuity of government operations, DES recommends completing the project in one biennium.

a) When will the project start and be completed?

Design	9/2027 - 2/2028
Construction	4/2028 - 11/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing this project as quickly as possible to prevent cost escalation, more system failures and damage to Washington Street, and ensure continuity of government operations.

3. How would the request address the problem or opportunity identified in question #1?

This project will:

- Replace failing sewer and stormwater infrastructure that is well beyond its useful life.
- End sewer leakage and public health and safety risks.
- Repair existing damage to Washington Street and sidewalk and prevent more damage that will occur without this work, addressing safety concerns.
- Prevent sewage from backing up into Government buildings on East Capitol Campus.
- Reduce ongoing maintenance cost.
- Address life safety risks by improving exterior lighting.

4. What alternatives were explored?

Preferred Alternative—This is the only option that will repair existing damage and prevent future damage by replacing failing sewer and storm lines, protecting the property and the health and safety of occupants.

No Action—Repeated sewer line backups will continue to cause property damage and threaten the health and life safety of all occupants and the continuity of government operations. Other underground utilities and streets are already impacted, with portions of the street cracking and sinking.

Incremental Maintenance - This approach cannot repair the collapsing and failing stormwater and sanitary sewer lines in Washington Street or prevent future damage to other underground utilities as infrastructure continues to degrade.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that will efficiently and responsibly address the issue while minimizing costs for ongoing repairs and impacts to the Capitol Campus [and City of Olympia??].

5. Which clientele would be impacted by the budget request?

The tenants of the Capitol Court, Archives, Highway License, and Natural Resources Buildings, and Plaza Garage parkers, will be affected by nearby construction activities. Construction will temporarily detour vehicle and pedestrian traffic, temporarily close parking spots, and affect nearby sidewalks.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional documents available upon request.

- *East Capitol Campus Storm and Sanitary Sewer Inspection Report*. Gray and Osborne, 2013

- *East Capitol Campus Storm and Sanitary Sewer Inspection Report*. Pipe Experts, 2014.
- *Capitol Campus Utility Renewal Plan*. Reid Middleton, June 2017.

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

West Campus – Irrigation System Replacement

CBS ID:	40000608	Project Class:	Preservation
Subproject Number:	40000610	Agency Priority:	22
Program:	Major Projects - Capitol Campus Underground Utility Repairs	Starting Fiscal Year:	2030

Project Summary

This project will replace West Campus cast iron irrigation mains and system, which are well beyond their design life, have become brittle, and no longer work effectively.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Portions of the irrigation system in Capitol Campus are past their expected life. The cast iron piping system in West Capitol Campus was originally constructed during the 1920s and 1930s. The 2009 West Capitol Campus Inventory, Analysis and Recommendations, 2014 West Capitol Campus Drainage Master Plan, and the 2017 Capitol Campus Utility Renewal Plan have identified the entire irrigation water main system in West Capitol Campus as "High Risk", because these cast iron mains have been in service for more than 75 years, which is well beyond the service life of cast iron pipes.

Due to its age, the system cannot be adequately monitored and adjusted to rapidly changing weather conditions. The existing system is on one "loop," which requires the entire west campus system to be shut down when repairs need to be made. Additionally, the current loop system does not allow for the effective use of water flow meters on the west campus.

The age of the system and the current design of the irrigation system leads to persistent repairs, which are often costly. Replacing the system will reduce maintenance costs and improve irrigation operations on West Campus.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request would fund the design and installation of a new irrigation system that is not on a single loop. An upgrade system will:

- Allow isolated portions of the system to be shut down for repairs.
- Install water flow meters that maintenance staff could use to easily identify leaks and/or pipe failures.

The West Campus irrigation system is a single loop system and therefore cannot be replaced in a phased manner.

a) When will the project start and be completed?

Design	10/2029 - 2/2030
Construction	4/2030 - 2/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing can be assessed during design.

3. How would the request address the problem or opportunity identified in question #1?

The West Campus irrigation system is deemed high risk and close to failure. Without replacement, the system will continue to fail, resulting in the oversaturation or undersaturation of the historic West Campus lawns and landscaping, which could result in failing lawns and flora.

Replacing the existing system will reduce water demand and utility costs. The replacement will also reduce of operating costs by avoiding constant “break and fix” maintenance.

4. What alternatives were explored?

Replace Irrigation System (Preferred Alternative)—Replace the system.

No Action -- Without replacement, the system will continue to fail, resulting in over saturated lawns and failing elements of West Campus landscaping and grounds.

a) Why was the recommended alternative chosen?

Portions of the irrigation system are beyond their useful life and need to be replaced.

5. Which clientele would be impacted by the budget request?

All tenants on West Campus will be affected with the construction activity, in terms of pedestrian and vehicle activity.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) goals:

- Goal #3 Sustainable energy & a clean environment by reducing water consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by reducing maintenance and water consumption costs.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The following studies, reports and analysis support this request:

- *West Capitol Campus Drainage Master Plan*. Reid Middleton, Mithun, Arbutus Design, 2014.
- *Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017

This project can be related to the Extension of Reclaimed Water to Campus (30000816). Irrigation water is noted as one of the most popular uses for reclaimed water.

- 13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

Not applicable.

Cherry Lane – Drainage and Utility Improvements

CBS ID:	40000608	Project Class:	Preservation
Subproject Number:	40000611	Agency Priority:	22
Program:	Major Projects - Capitol Campus Underground Utility Repairs	Starting Fiscal Year:	2032

Project Summary

This area on Cherry Lane between Sid Snyder and 12th Avenue on West Campus contains a density of undersized and failing utilities, including some of the Campus's oldest. This project will replace and repair water, stormwater, and other utilities and resolve underdrain issues. It is one of the Capitol Campus Utility Renewal Plan's projects.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Cherry Lane stormwater line is one of the oldest on Capitol Campus. According to the 2017 Utility Renewal Plan, the line is undersized by current standards and is failing. The other utilities are in a similar state. Periodic repairs have been performed, but continued failure can be expected. The 2015 West Capitol Campus Master Drainage Plan indicated that this has had an adverse effect on the health of the cherry trees lining the roadway. Many of the original trees have been replaced and DES is no longer planting replacements due to poor conditions.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will replace the aged, undersized, and failing stormwater and water lines and other utilities. The replacement of the stormwater/sewer lines will accommodate peak storm events and reduce maintenance costs.

The Cherry Lane Drainage and Utility Improvements project will:

- Replace storm drain lines, irrigation mains, and the electrical system for lighting.

- Add a new water main to strengthen fire flow capacity to the core area of the campus.
- Replace the sidewalk and street pavement.
- Restore the landscape.

a) When will the project start and be completed?

Design		7/2031 - 4/2032
Construction		7/2032 - 4/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project is not scalable. Phasing this project would create multiple challenges not only in terms of project management but to occupants and visitors to West Campus. It is more cost effective to complete a comprehensive repair/replacement and upgrades.

3. How would the request address the problem or opportunity identified in question #1?

Repairing/replacing sewer, stormwater and water lines will be mitigated by reducing the risk of failing lines and improve health and safety. This project will:

- Bring the utilities into line with current code.
- Reduce operating costs by reducing break and fix maintenance and extend the life of the utilities.
- Reduce the leakage into the underdrain of the street trees and thus reduce potential damage.
- Support Master Plan objectives by ensuring that the utilities and street remain operational.

4. What alternatives were explored?

Preferred Alternative – The most cost-effective option is to replace and upgrade all utilities and the entire street at one time than to make multiple smaller repairs.

No Action -- The Cherry Lane area has some of the oldest utilities on the campus. The storm drain lines are old and undersized by today's standard, and the irrigation main is

old and failing. Periodic utility repairs have been performed and will be required in the future.

Incremental Repairs – This would entail replacing/repairing each of the utilities separately. This would be a significantly expensive approach. In addition, this would not deal with the underdrains in an effective manner.

a) Why was the recommended alternative chosen?

The preferred alternative will replace and upgrade all utilities at one time.

5. Which clientele would be impacted by the budget request?

All tenants and visitors on West Campus would be affected, with construction noise and detours for vehicles and pedestrian activity. DES will provide construction updates to tenants and visitors and emphasize wayfinding strategies to mitigate inconveniences for pedestrians and vehicle traffic.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #3 Sustainable energy & a clean environment by reducing water consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by:

- Reducing operating costs for water and irrigation.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *West Capitol Campus Historic Preservation Landscape Master Plan*. Arbutus Design and Mithun, June 2009
- *West Capitol Campus Drainage Master Plan*. Reid Middleton, Mithun and Arbutus Design, December 2015

- *Capitol Campus Utility Renewal Plan*. Reid Middleton, June 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Fiber Network-Mapping and Improvement to Campus Loop

CBS ID:	40000608	Project Class:	Preservation
Subproject Number:	40000612	Agency Priority:	22
Program:	Major Projects - Capitol Campus Underground Utility Repairs	Starting Fiscal Year:	2032

Project Summary

This project will create an inventory and map of the Capitol Campus fiber optic system.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The 2017 Utility Renewal Plan revealed that the existing campus fiber optic communication system is unmapped, largely unknown, and generally unmanaged. State fiber lines share conduits with private service systems without documentation.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will inventory and map the existing fiber optic system in East and West Capitol Campus and then design and install a redundant fiber optic link to complete a campus loop. A campus loop would allow any building or service point to be “back-fed” by an alternate fiber optic source if needed through circuit switching.

a) When will the project start and be completed?

Design	7/2031 - 6/2032
Construction	7/2032 - 2/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Due to the project scope, phasing would be difficult.

3. How would the request address the problem or opportunity identified in question #1?

The project will allow the State to better understand their own system, plan necessary improvements, and provide effective management. The efforts will also increase the reliability and security of the system.

4. What alternatives were explored?

No alternatives were considered.

a) Why was the recommended alternative chosen?

No alternatives were considered.

5. Which clientele would be impacted by the budget request?

Users of the system will not be impacted, but the system will be more reliable and secure.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, the users of the system.

It also supports the following DES agency strategies, priorities, and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.

- implements security and safety improvements on the Capitol Campus in accordance with the Security Study.
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Water Meter Replacements

CBS ID:	40000608	Project Class:	Preservation
Subproject Number:	40000613	Agency Priority:	22
Program:	Major Projects - Capitol Campus Underground Utility Repairs	Starting Fiscal Year:	2032

Project Summary

This project will replace and upgrade the existing water meters on the West Capitol Campus. Many of the existing meters are past their useful life (over 35 years old) and are not equipped with a remote reading system. This project is not a mere meter replacement project but a system upgrade project.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

There are water meters at each building on Campus to monitor water usage and efficiency. The meters are for the energy and resource usage program, which is now required for state-owned buildings.

The water meters at the buildings were installed with the water mainline system upgrade in the mid-1980's. They are more than 35 years old by now and could be 40 by the time the replacement funding is available. According to the 2017 *Utility Renewal Plan*, given the age of these meters they are well beyond their normally operational life and need to be replaced and updated. In addition, they do not have remote reading and automated meter reading systems which are considered necessary nowadays.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will replace all the existing building meters and add new metered connections to all taps, irrigation connections, and fire sprinkler connection bypass/leak detection meters connected to the existing West Capitol Campus water distribution system.

Each building's domestic metered connection will be replaced with a new water revenue meter with remote reading capability. The meter replacements also include the remote radio reading system and the automated meter reading system (AMR) for "real-time" monitoring of water consumption. The project will also provide for the monitoring of the City of Olympia's master meters with the AMR systems for overall water loss analysis. Cross-connection devices and valves will be added on irrigation connections as required.

a) When will the project start and be completed?

Design	7/2031 - 7/2032
Construction	8/2032 - 5/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during design.

3. How would the request address the problem or opportunity identified in question #1?

The age of the water meters along with the lack of remote reading and automated meter reading system are the main reasons of the water meter replacements. Replacement and upgrade will also provide more effective data for resource management uses.

4. What alternatives were explored?

There are no other alternatives.

a) Why was the recommended alternative chosen?

There are no other alternatives than resolving the issue.

5. Which clientele would be impacted by the budget request?

If there is a possibility of negative impacts to tenants, this activity would be done in the off-hours.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the following DES agency strategies, priorities, and initiatives:

- investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Unclear at this time.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

No.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *Capitol Campus Utility Renewal Study*. Reid Middleton, 2017.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

East Campus – Irrigation System Update

CBS ID:	40000608	Project Class:	Preservation
Subproject Number:	40000614	Agency Priority:	22
Program:	Major Projects - Capitol Campus Underground Utility Repairs	Starting Fiscal Year:	2032

Project Summary

This project will replace the East Campus cast iron irrigation mains and system, which have served well beyond their design life and the system no longer works effectively.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The irrigation system in East Capitol Campus was constructed with the building development in the 1970s. The system is segmented and does not have a master meter or meters, as does the West Capitol Campus system. The system connects to City water mains in adjacent streets at multiple locations, with each connection metered separately.

Referencing the 2014 West Capitol Campus Drainage Master Plan and the 2017 Capitol Campus Utility Renewal Plan, and without fully excavating the grounds, it is suspected that the irrigation water mains might be leaking and partially causing the saturated soil problems in the large lawns in the eastern part of West Capitol Campus. Because of the age of the system, there are no means to adequately monitor and adjust the system to rapidly changing weather conditions.

There is no existing complete irrigation system map of the East Campus. In the 2017 *Capitol Campus Utility Renewal Plan*, the campus utility survey map included very limited irrigation water main information and the condition of the existing irrigation system is generally unknown. The 2017 *Capitol Campus Utility Renewal Plan* identified the following problems:

- A section of the irrigation main in the lawn immediately north of 14th Avenue and adjacent to Capitol Way is broken and leaks.
- The irrigation main in the lawn south of 14th Avenue and between the

- Transportation Building and Jefferson Street is broken and leaks.
- The irrigation dripline system over East Capitol Campus failed.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Replacing the existing system with a more modern system would allow the installation and utilization of water flow meters, allowing staff to be instantly aware of breaks or conversely if a portion of the system is not operating. Identifying leaks early on will result in immediate cost savings from reduced water bills. Actual cost savings will be later identified once the volume of water loss is known.

a) When will the project start and be completed?

Design	10/2031 - 2/2032
Construction	4/2032 - 2/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project would repair and replace the failed East Campus irrigation dripline system (circa 1970). Modern drip systems address failings of vintage integrated drip valves, which clog easily and do not allow water flow. Without replacement, the system will continue to fail, resulting in over-saturated lawns and failing elements of East Campus landscaping and grounds.

Replacing the existing system will reduce water utility costs, maintenance costs and the oversaturation-or drought- of the lawns and landscaping that leads to failing lawns and flora.

4. What alternatives were explored?

Preferred Alternative - Replace the whole system at the same time.

No Action - Without replacement, the system will continue to fail, resulting in over saturated lawns and failing elements of East Campus landscaping and grounds.

Incremental Approach - Replacing parts of it over time will not be effective to reduce the problems or costs.

a) Why was the recommended alternative chosen?

Replacing the whole system at the same time will be the most efficient and cost-effective option.

5. Which clientele would be impacted by the budget request?

All tenants on East Campus may be affected, with construction activities including pedestrian detours. During the design phase, early communication to the tenants, visitors, and staff on schedule of work and information, including signage, on any rerouting of paths and walkways to minimize the impact.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #3 Sustainable energy & a clean environment by reducing water consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century.
- Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of

public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by reducing maintenance and water consumption costs.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *West Capitol Campus Drainage Master Plan*. Reid Middleton, Mithun, Arbutus Design, 2015.
- *Capitol Campus Utility Renewal Plan*. Reid Middleton, 2017

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

O'Brien – Repair HVAC System

CBS ID:	40000339	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	23
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This project will repair and improve the efficiency of the O'Brien Building's Heating, Ventilation, and Air Conditioning (HVAC) system and integrate the system into campus controls. It will also repair components of building systems that are not performing correctly, including plumbing and electrical, and preserve the historic building for future use.

The LCM renovation of the third and fourth floor of the O'Brien building is scheduled for 2026. Funding this HVAC repair work could allow coordination between the two projects.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The historic O'Brien Building, completed in 1937, contains the offices of the Washington State House of Representatives. The House's critical work directly benefits the people of Washington and the members often meet with constituents in O'Brien.

The building HVAC system is not efficient or reliable, leading to increased maintenance costs, unpredictable system outages, and poor temperature control that can impact health safety and comfort.

This project will ensure the continuity of government operations, increase system efficiency, reduce costs, and improve safety for legislators, their staff, constituents, and visitors within the building.

The HVAC issues include:

- Shared cooling sources make it impossible to control temperature in individual offices.
- The unreliable system has frequent outages resulting in air pressure imbalances that impact occupants and exterior doors. These air pressure imbalances also affect the exterior doors, where they do not shut properly, leading to a security risk.

- Controls and software are split into two systems, impacting performance, troubleshooting, and incident response time.
 - Equipment and software are not compatible with campus standard systems and require an obsolete computer to run. This increases the time, effort, and ability to make changes to the HVAC systems.
- Building systems are inefficient and outdated, increasing equipment wear and tear and utility and maintenance costs.
- Lighting controls are not functioning correctly, increasing costs and energy use.
- Plumbing components, including the water heater, have already failed or are nearing failure.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- **Replace and modernize building heating and cooling system:**
 - Replace HVAC controls, devices, and software with standard PC-compatible versions.
 - Re-balance the airflow to remedy pressurization issues and recalibrate airflow sensors.
 - Replace failing steam water heater with an electric water heater.
- **Diagnose and repair unreliable lighting system:**
 - Update lighting controls with occupancy sensors.
 - Find and repair disconnected lighting and HVAC equipment.
 - Diagnose and fix malfunctioning motion sensors, controls, panels, and lighting schedules.
- **Replace plumbing fixture motion sensors.**
- **Seal HVAC ductwork.**
 - Sealing the ductwork will plug air leaks, increase efficiency, and lower energy costs.

a) When will the project start and be completed?

Design		8/2025 - 12/2025
Construction		1/2026 - 12/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will assess project phasing and coordination with LCM during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project will assess and repair the current building system issues, allowing for better control of office space temperatures and ventilation, lighting, and better functioning plumbing and plumbing fixtures. The updated building systems will be more energy-efficient, resulting in lower operating costs and a smaller carbon footprint. Updating the HVAC controls system will help the buildings and grounds team to control the HVAC system more efficiently and swiftly.

Without repairs, the building systems that are already failing to meet the needs of the House of Representatives, its staff, and constituents, will continue to degrade. The project will preserve the building for current and future use.

4. What alternatives were explored?

Preferred Alternative – This project will replace and modernize building HVAC systems, repair the unreliable lighting system, replace plumbing fixture motion sensors, seal the ductwork, and rebalance the airflow in the O’Brien building.

No Action – The building systems will continue to be inefficient and unreliable. This will increase maintenance costs, energy costs, system outages, and poor temperature controls.

a) Why was the recommended alternative chosen?

The preferred alternative will repair the HVAC systems, lighting, and plumbing issues resulting in better performance, lower energy costs, more reliable systems, and lower maintenance time and costs.

5. Which clientele would be impacted by the budget request?

The O'Brien Building's HVAC, plumbing, and lighting systems are failing and unpredictable, and need to be replaced to ensure the safety and comfort of the Washington State House of Representatives, its staff, and constituents.

While short-term modifications to operations will be required during construction, this project should not require any "swing space," a temporary space for displaced workers often needed during construction projects.

Funding this project will improve health safety and ensure continuity of government operations with better control of the office space temperature and ventilation, more reliable lighting systems and more efficient plumbing and plumbing fixtures. The updated building systems will also be more energy-efficient, resulting in lower operating costs and a smaller carbon footprint.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- o Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction, in this case, the Washington State House of Representatives.
- o Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- o Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- o DES Facility Management strategies of:
 - o investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - o is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

- o aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The updated HVAC controls, lighting and lighting controls will improve the building's energy efficiency and decrease the building's carbon footprint, helping DES meet the state's energy efficiency and carbon reduction targets (RCWs 19.27A.190 and 19.27A.210).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The LCM O'Brien subproject will be in construction during 2026. This project will remodel the 3rd and 4th floor offices. Funding this HVAC project will allow for the system work to be done concurrently with the LCM work.

This work will directly support the state's obligation to the Clean Buildings Performance Standard (HB 1257).

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	O'Brien - Repair HVAC System
OFM Project Number	40000339

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	100,894	MACC per Gross Square Foot	\$10
Usable Square Feet	78,594	Escalated MACC per Gross Square Foot	\$14
Alt Gross Unit of Measure			
Space Efficiency	77.9%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	13.59%
Remodel	Yes	Projected Life of Asset (Years)	20

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	June-16	OFM UFI# (from FPMT, if available)	A09350
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	August-25	Design End	December-25
Construction Start	January-26	Construction End	December-26
Construction Duration	11 Months		

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Project Cost Summary

Total Project	\$1,837,520	Total Project Escalated	\$2,543,443
		Rounded Escalated Total	\$2,543,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,543,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$100,000		
Design Phase Services	\$102,632		
Extra Services	\$50,000		
Other Services	\$146,110		
Design Services Contingency	\$39,874		
Consultant Services Subtotal	\$438,617	Consultant Services Subtotal Escalated	\$600,792

Construction			
Maximum Allowable Construction Cost (MACC)	\$995,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,382,851
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$99,500		\$138,286
Non-Taxable Items	\$0		\$0
Sales Tax	\$107,262	Sales Tax Escalated	\$149,073
Construction Subtotal	\$1,201,762	Construction Subtotal Escalated	\$1,670,210

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	\$122,062		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$122,062	Project Administration Subtotal Escalated	\$169,642

Other Costs			
Other Costs Subtotal	\$75,079	Other Costs Subtotal Escalated	\$102,799

Project Cost Estimate			
Total Project	\$1,837,520	Total Project Escalated	\$2,543,443
		Rounded Escalated Total	\$2,543,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$600,792		\$600,792		\$0
Construction					
Construction Subtotal	\$1,670,210		\$1,670,210		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$169,642		\$169,642		\$0
Other Costs					
Other Costs Subtotal	\$102,799		\$102,799		\$0

Project Cost Estimate					
Total Project	\$2,543,443	\$0	\$2,543,443	\$0	\$0
	\$2,543,000	\$0	\$2,543,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Existing Conditions Analysis	\$100,000			
Insert Row Here				
Sub TOTAL	\$100,000	1.3505	\$135,050	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$102,632			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$102,632	1.3579	\$139,365	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning	\$50,000			
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$50,000	1.3579	\$67,895	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$46,110			31% of A/E Basic Services
HVAC Balancing	\$100,000			
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$146,110	1.3898	\$203,064	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$39,874			
Other				
Insert Row Here				
Sub TOTAL	\$39,874	1.3898	\$55,418	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$438,617	\$600,792

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.3692	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.3692	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes	\$35,000			
D10 - Conveying				
D20 - Plumbing Systems	\$40,000			
D30 - HVAC Systems	\$800,000			
D40 - Fire Protection Systems				
D50 - Electrical Systems	\$80,000			
F10 - Special Construction				
F20 - Selective Demolition	\$40,000			
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$995,000	1.3898	\$1,382,851	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$995,000		\$1,382,851	
	<i>\$10</i>		<i>\$14 per GSF</i>	

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7) Owner Construction Contingency

Allowance for Change Orders	\$99,500		
Other			
Insert Row Here			
Sub TOTAL	\$99,500	1.3898	\$138,286

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.3898	\$0

9) Sales Tax

Sub TOTAL	\$107,262		\$149,073
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CONSTRUCTION CONTRACTS TOTAL	\$1,201,762		\$1,670,210
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.3898	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.3898	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$122,062				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$122,062		1.3898	\$169,642	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Site Rep	\$26,015				
Permits	\$6,000				
Plan Review	\$7,000				
Conservator	\$3,000				
B&G Inplant	\$15,340				
Signage	\$2,000				
DES Finance Fee 1.25%	\$9,588				
B&G Support	\$6,136				
Insert Row Here					
OTHER COSTS TOTAL	\$75,079		1.3692	\$102,799	

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C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

DES Finance Fee 1.25%

Site Rep: Duration of construction for 1hr per day X Site rep rate (\$100 per hr) + 10% contingency

Summary Tab: base month from

2016 C100

Insert Row Here

East Plaza – Water Infiltration & Elevator Repair

CBS ID:	40000333	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	24
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This request will investigate issues at the East Plaza and plan future capital projects. The East Plaza Water Infiltration Project is a long-term project that began in 1996 to address water leaks and damage to the East Plaza and Plaza Garage. The East Plaza and the underground Plaza Garage are intertwined, with the East Plaza grounds acting as the garage's roof.

DES conducted a facility condition assessment of the Capitol Campus in 2023, which listed the facility condition index of the Plaza Garage at 19% or poor condition. The report revealed significant issues with the waterproofing membrane and water intrusion into the garage.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Plaza issues include:

- **Failed waterproofing and ongoing leaks threatening structure and systems.**
 - Waterproofing "lid" over the Plaza Garage, underground offices, Office Building 2 garage, and the Transportation Building needs to be replaced.
 - Reinforced steel is corroded and exposed.
 - Electrical conduits, conductors, and connections are corroded and at risk of electrical shorts.
 - Failing concrete and ceiling panels is exposing rebar to water, accelerating damage, and increasing risks to life safety and property.
 - Expansion Joint at the 14th avenue tunnel.
 - Stair towers 2, 3, 6, and 7 are leaking.
 - Flooding from the irrigation system.
 - Mold from water leaks.
 - Rusted conduit, some has been replaced.
 - Some membrane replaced in the early phases is at the end of its life for earlier phases.

- **Seismic risk.**
 - Structure is at high risk of serious damage during an earthquake.
 - Water damage erodes structural stability.

In 1995, the State launched a phased project to upgrade the East Capitol Campus Plaza and underground Plaza Garage to repair chronic leaks to the then 25-year-old structure, reduce potential damage during an earthquake, and address other deficiencies that have been identified in numerous studies conducted between 1992 and 1995.

DES has completed phases 1-5B of this work. See the diagram below. Previous repairs are nearing the end of their life and are experiencing issues.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The following general scope of work describes the anticipated extent of planning and predesign services to be funded in this request.

- **Engineering Evaluation:** Conduct a thorough engineering evaluation of the existing East Plaza grounds and the Plaza Garage. This evaluation will include an assessment of the previous repairs and phasing for the East Plaza grounds, and the current status of the waterproofing membrane, the structure of the garage, seismic, electrical systems, and the stair towers.
- **Infrastructure Upgrades:** Identify necessary infrastructure upgrades and modifications to repair the various issues with the East Plaza grounds and Plaza Garage.
- **Identify a Preferred Alternative:** Explore options for repairs to the East Plaza grounds and Plaza garage including repairing the waterproofing membrane, structural repairs, other deficiencies, and phasing options.
- **Cost Estimate:** Conduct a comprehensive analysis of the comparative costs of each alternative considered for the East Plaza repairs. Provide a detailed cost estimate for the preferred alternative to facilitate informed decision-making.
- **Phasing and Sequencing Costs:** Assess the costs related to the phased implementation and sequencing of the project.
- **Stakeholder Engagement:** Facilitate stakeholder engagement processes, including workshops, consultations, and collaborative meetings, to gather input and perspectives from relevant stakeholders, such as government agencies, Buildings & Grounds, and Facility Professional Services.

a) When will the project start and be completed?

Predesign	8/2025 - 5/2026
Design	8/2027 - 5/2028
Construction	8/2029 - 7/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project is requesting predesign funds for the 2023-2025 biennium. The predesign will assess any phasing options for the project.

3. How would the request address the problem or opportunity identified in question #1?

This project will conduct an evaluation of the existing East Plaza grounds and the Plaza Garage. This evaluation will include an assessment of the previous repairs and phasing for the East Plaza grounds, and the current status of the waterproofing membrane, the structure of the garage, seismic, electrical systems, and the stair towers.

Future repairs will extend the useful life of the East Plaza and underground Plaza Garage, providing visitors and state employees a safe place to park and to travel when arriving on the East Campus and surrounding areas.

4. What alternatives were explored?

Preferred Alternative – Funding this project will assess the water infiltration, structural issues with the East Plaza and Plaza Garage. This predesign will produce costs, project phasing plans, and alternatives to repair the critical issues.

Water Infiltration – This project will assess and address the water infiltration issues at the East Plaza.

No Action – The East Plaza and Plaza garage will continue to suffer from water infiltration and structural issues. These issues become more significant and critical and will be a risk to any who use the garage or plaza grounds.

a) Why was the recommended alternative chosen?

The preferred alternative will assess the water infiltration and structural issues at the East Plaza and Plaza Garage. Funding this will address and repair the issues, prolonging the life of the assets and improving public life safety.

5. Which clientele would be impacted by the budget request?

The East Plaza and Plaza Garage are used by various state employees and public visitors. The East Plaza contains the Korean War Memorial, Water Garden, and Community Garden. The Plaza Garage has 2,493 parking stalls and 14th Ave SE, a road that passes through it.

DES will communicate impacts with parkers, pedestrians, and building tenants and coordinate work to meet the needs of the working campus during design and construction.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of

environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *East Capitol Plaza: Plaza Program and Schematic Design Final Report*. EDAW Inc. 1997.
- *Washington State Capitol Facility Condition Assessment*. DES, 2023

Exhibit A – Map showing phase 5 of previous repair plan. DES has completed phases 1-5B. The remaining phases include phases 5C-5F.

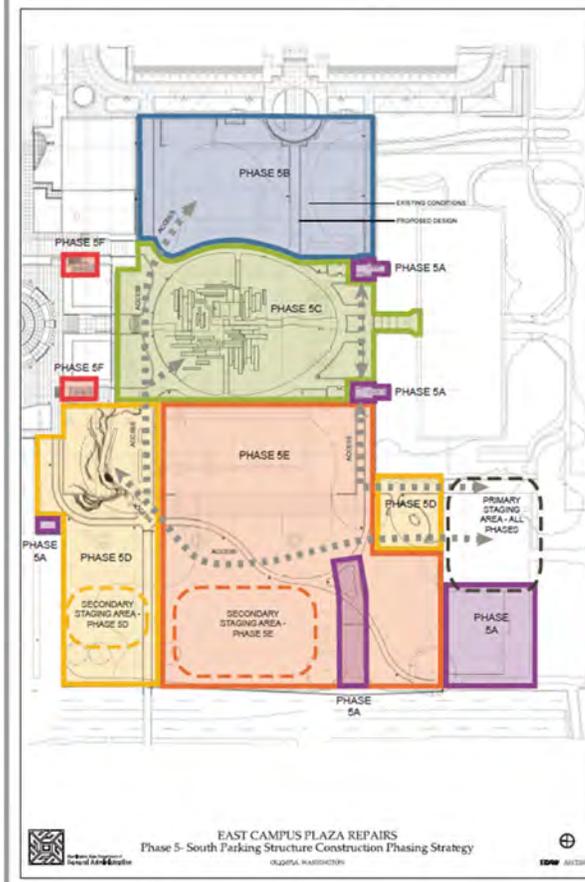


Exhibit B – Concrete Spalling and Exposed Rebar (2023)



Exhibit C – Corrosion from water infiltration (2023)



13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	East Plaza - Water Infiltration & Elevator Repairs
OFM Project Number	40000333

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	846,000	MACC per Gross Square Foot	\$25
Usable Square Feet		Escalated MACC per Gross Square Foot	\$25
Alt Gross Unit of Measure		NA	
Space Efficiency	0.0%	A/E Fee Class	C
Construction Type	Parking structures and g	A/E Fee Percentage	6.39%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-25	Predesign End	June-27
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

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Project Cost Summary

Total Project	\$27,117,640	Total Project Escalated	\$27,117,642
		Rounded Escalated Total	\$27,118,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$633,000
Next Biennium			\$2,273,000
Out Years			\$24,211,000

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

Consultant Services			
Predesign Services	\$580,000		
Design Phase Services	\$972,207		
Extra Services	\$0		
Other Services	\$436,788		
Design Services Contingency	\$99,450		
Consultant Services Subtotal	\$2,088,445	Consultant Services Subtotal Escalated	\$2,088,446

Construction			
Maximum Allowable Construction Cost (MACC)	\$21,000,000	Maximum Allowable Construction Cost (MACC) Escalated	\$21,000,000
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,050,000		\$1,050,000
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,160,902	Sales Tax Escalated	\$2,160,902
Construction Subtotal	\$24,210,902	Construction Subtotal Escalated	\$24,210,902

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	\$818,293		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$818,293	Project Administration Subtotal Escalated	\$818,294

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

Project Cost Estimate			
Total Project	\$27,117,640	Total Project Escalated	\$27,117,642
		Rounded Escalated Total	\$27,118,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$2,088,446		\$609,000	\$1,479,446	\$0
Construction					
Construction Subtotal	\$24,210,902				\$24,210,902
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$818,294		\$24,360	\$793,934	\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$27,117,642	\$0	\$633,360	\$2,273,380	\$24,210,902
	\$27,118,000	\$0	\$633,000	\$2,273,000	\$24,211,000
Percentage requested as a new appropriation			2%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$580,000			
Other				
Insert Row Here				
Sub TOTAL	\$580,000	1.0000	\$580,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$972,207			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$972,207	1.0000	\$972,207	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$436,788			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$436,788	1.0000	\$436,789	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$99,450			
Other				
Insert Row Here				
Sub TOTAL	\$99,450	1.0000	\$99,450	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$2,088,445	\$2,088,446

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$21,000,000			
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$21,000,000	1.0000	\$21,000,000	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$21,000,000		\$21,000,000	
	\$25		\$25 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,050,000		
Other			
Insert Row Here			
Sub TOTAL	\$1,050,000	1.0000	\$1,050,000

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax

Sub TOTAL	\$2,160,902		\$2,160,902
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CONSTRUCTION CONTRACTS TOTAL	\$24,210,902		\$24,210,902
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
EQUIPMENT TOTAL	\$0		\$0	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$818,293				
Additional Services					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$818,293		1.0000	\$818,294	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0000	\$0	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Cherberg – O’Brien – Repair Tunnel

CBS ID:	40000341	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	25
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This project will repair the underground concrete pedestrian tunnel connecting the Cherberg and O’Brien Buildings, a high-use path for legislators and staff. The tunnel has water leaks that create slick, unsafe, and flooded paths, damage its structural integrity, and could potentially damage the connecting buildings used by the House of Representatives.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The underground pedestrian tunnel that connects the Cherberg and O’Brien Buildings has significant water leaks and ongoing water damage, threatening the structural integrity of the entire tunnel. DES first noted damage to the concrete in 2011, which has increased significantly since then. Without repairs, the entire tunnel will eventually fail, causing significant life and health safety risks to legislators and their staff, disruptions to the continuity of government operations, and severe damage to the historic West Capitol Campus.

In its current state, the tunnel poses health and life safety risks to the legislators and staff who use it often as an essential pathway between two legislative buildings. The tunnel is damp and very humid, has limited drainage allowing water to collect creating both mobility concerns and slip and fall hazards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Evaluate the tunnel structure.
- Design and construct a solution.
 - Excavate the existing tunnel.
 - Install new waterproofing.
 - Install an external drainage system.

- Reinforce the existing structure.
- Restore the landscaping disturbed by the necessary repairs.

a) When will the project start and be completed?

Evaluation	7/2025 - 10/2025
Design	11/2025 - 3/2026
Construction	7/2026 - 5/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will assess project phasing during design, and will plan construction when the Legislature is not in session.

3. How would the request address the problem or opportunity identified in question #1?

This project will repair existing damage, prevent future water leaks through upgraded waterproofing and drainage, reinforce and ensure the structural integrity of the tunnel, and remove the life and health safety hazards caused by leaking water.

These repairs will also ensure the continuity of government operations and prevent damage to the historic West Capitol Campus by preventing total structural failure of the tunnel.

4. What alternatives were explored?

Preferred alternative - DES recommends funding this project to evaluate the cause of water leaks and repair, waterproof, and reinforce the tunnel. This will preserve the tunnel and allow it to be a continued pathway for the tenants of Cherberg and O'Brien. Completing a full repair will also allow DES to minimize impacts to the Legislature by planning work between legislative sessions, instead of planning intermittent repairs which could happen at any time of the year.

Intermittent Repairs – Repairs will happen as conditions worsen. Past efforts to repair the pedestrian tunnel using less invasive techniques have repeatedly failed, increasing costs and disruptions.

Do Nothing - Failure to act will result in a costly emergency response when the tunnel ultimately fails and threatens the life and health safety of legislators and their staff, the historic integrity of the West Capitol Campus, and continuity of government operations.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that will address existing damage, life, and health safety risks, and ensure the structural integrity of the tunnel for the future with minimum ongoing disruptions to government operations.

5. Which clientele would be impacted by the budget request?

This project will improve health and life safety for legislators, their staff, and other campus staff who use the high-traffic tunnels regularly. It will also benefit all visitors and staff to the West Capitol Campus by preventing damage from structural failure and ensure ongoing access to members.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of

public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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



Water infiltration at the tunnel (2023).

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Cherberg-O'Brien - Repair Tunnel
OFM Project Number	40000341

Contact Information

Name	John Lyons, Assistant Program Manager - Planning
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	1,920	MACC per Gross Square Foot	\$1,226
Usable Square Feet	1,920	Escalated MACC per Gross Square Foot	\$1,313
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	12.86%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-24	Predesign End	September-24
Design Start	October-25	Design End	March-26
Construction Start	July-26	Construction End	May-27
Construction Duration	10 Months		

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Project Cost Summary

Total Project	\$3,746,854	Total Project Escalated	\$4,007,033
		Rounded Escalated Total	\$4,007,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$4,007,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$229,680		
Extra Services	\$120,000		
Other Services	\$103,190		
Design Services Contingency	\$45,287		
Consultant Services Subtotal	\$498,156	Consultant Services Subtotal Escalated	\$525,370

Construction			
Maximum Allowable Construction Cost (MACC)	\$2,353,100	Maximum Allowable Construction Cost (MACC) Escalated	\$2,520,406
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$235,310		\$253,665
Non-Taxable Items	\$0		\$0
Sales Tax	\$253,784	Sales Tax Escalated	\$271,988
Construction Subtotal	\$2,842,194	Construction Subtotal Escalated	\$3,046,059

Equipment			
Equipment	\$3,500		
Sales Tax	\$343		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,843	Equipment Subtotal Escalated	\$4,143

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$223,995		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$223,995	Project Administration Subtotal Escalated	\$241,467

Other Costs			
Other Costs Subtotal	\$178,666	Other Costs Subtotal Escalated	\$189,994

Project Cost Estimate			
Total Project	\$3,746,854	Total Project Escalated	\$4,007,033
		Rounded Escalated Total	\$4,007,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$525,370		\$525,370		\$0
Construction					
Construction Subtotal	\$3,046,059		\$3,046,059		\$0
Equipment					
Equipment Subtotal	\$4,143		\$4,143		\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$241,467		\$241,467		\$0
Other Costs					
Other Costs Subtotal	\$189,994		\$189,994		\$0

Project Cost Estimate					
Total Project	\$4,007,033	\$0	\$4,007,033	\$0	\$0
	\$4,007,000	\$0	\$4,007,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0377	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$229,680			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$229,680	1.0447	\$239,947	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$25,000			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$20,000			
Constructability Review	\$20,000			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$25,000			
Building Envelope Consultant	\$30,000			
	\$0			
Insert Row Here				
Sub TOTAL	\$120,000	1.0447	\$125,364	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$103,190			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$103,190	1.0780	\$111,239	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$45,287			
Other				
Insert Row Here				

Sub TOTAL	\$45,287	1.0780	\$48,820	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$498,156		\$525,370	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$881,373				
G20 - Site Improvements	\$108,907				
G30 - Site Mechanical Utilities	\$103,800				
G40 - Site Electrical Utilities	\$18,000				
G60 - Other Site Construction	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$1,112,080		1.0634	\$1,182,586	
2) Related Project Costs					
Offsite Improvements	\$0				
City Utilities Relocation	\$0				
Parking Mitigation	\$0				
Stormwater Retention/Detention	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0634	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure	\$65,110				
B20 - Exterior Closure	\$149,040				
B30 - Roofing	\$66,240				
C10 - Interior Construction	\$2,855				
C20 - Stairs					
C30 - Interior Finishes	\$55,008				
D10 - Conveying					
D20 - Plumbing Systems	\$12,456				
D30 - HVAC Systems	\$66,240				
D40 - Fire Protection Systems	\$20,160				
D50 - Electrical Systems	\$37,008				
F10 - Special Construction					
F20 - Selective Demolition	\$34,536				
General Conditions	\$363,585				
General Contractor Fee, Bonds and Insurance	\$206,359				
Estimating Contingency	\$162,423				
Insert Row Here					
Sub TOTAL	\$1,241,020		1.0780	\$1,337,820	
4) Maximum Allowable Construction Cost					

MACC Sub TOTAL **\$2,353,100**

\$1,226

\$2,520,406

\$1,313 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$235,310**

Other

Insert Row Here

Sub TOTAL \$235,310

1.0780

\$253,665

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.0780

\$0

9) Sales Tax

Sub TOTAL \$253,784

\$271,988

CONSTRUCTION CONTRACTS TOTAL \$2,842,194

\$3,046,059

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$3,500				
E20 - Furnishings	\$0				
F10 - Special Construction	\$0				
Other	\$0				
Insert Row Here	\$0				
Sub TOTAL	\$3,500		1.0780	\$3,773	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0780	\$0	
3) Sales Tax					
Sub TOTAL	\$343			\$370	
EQUIPMENT TOTAL					
	\$3,843			\$4,143	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$223,995				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$223,995		1.0780	\$241,467	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$0				
Hazardous Material Remediation/Removal	\$0				
Historic and Archeological Mitigation	\$0				
Project Logistics, Access, Security	\$178,666				
Insert Row Here					
OTHER COSTS TOTAL	\$178,666		1.0634	\$189,994	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

NRB – Emergency Generator Replacement

CBS ID:	40000393	Project Class:	Preservation
Subproject Number:	40000395	Agency Priority:	30
Program:	Major Projects - Emergency Generator Replacement	Starting Fiscal Year:	2026

Project Summary

This project will replace the aged electrical generator in the Natural Resources Building to address life and health safety risks, improve data protection functions, support government operations in emergencies, and ensure the building and its systems have reliable backup power in case of an outage.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

A 2013 generator system survey found that Capitol Campus generators are past their useful life and need to be replaced to support fire, life-safety, and data protection efforts on campus.

The generators are old and obsolete, and at risk of total failure. If the emergency generators were to fail during a power outage, there would be significant interruptions to government operations and life and health safety risks to occupants in each building.

Loss of backup power from a failure would impact:

- Building systems needed for evacuation, including exit signs and emergency lighting.
- Security cameras and building access.
- One elevator.
- Lighting and HVAC system needed to sustain emergency operations and protect critical communications and IT equipment in the data center.
 - IT equipment has the risk of failure and unreparable damage.
 - A failure could result in substantial financial loss to state agencies resulting from loss of information and computer systems.

The NRB generator does not meet federal and state code requirements, putting the state at risk of damage to critical data and security systems (NFPA 70 and WAC 296-46B).

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will replace the:

- 1000kW emergency diesel generators unit,
- underground fuel tanks,
- automatic transfer switches, and
- electrical panels.

a) When will the project start and be completed?

Design	9/2025 - 2/2026
Construction	6/2026 - 1/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The project cannot be phased during construction without disruption to building systems. This project is urgent, as a power failure without backup generators has a high risk of damage to state computer systems and could potentially shut down several government functions. The longer replacement is deferred, the higher the risk of failure.

3. How would the request address the problem or opportunity identified in question #1?

This project would address the operational and safety risks by replacing the emergency generator and its assembly, and increasing its functionality, and bringing it up to state and National codes.

Failing to comply with federal and state requirements is not an option. Not replacing the generator may result in work stoppages for the state agencies within the building in

the case of a power outage, shutting down building systems and compromising security.

4. What alternatives were explored?

No Action--Not an option due to the impact on buildings systems and IT data systems, life and health safety issues and compliance with federal and state requirements. Taking no action or incremental replacement are not viable approaches for this project. Critical building systems, IT data systems, and life/safety devices require reliable backup power.

Incremental Replacement—Replacement of individual elements of the emergency generator assembly would only increase the risks. Replacement has already been deferred for this building a number of times and the cost of maintenance has continued to rise along with risks of failure.

Total Replacement (Preferred Alternative)—this approach is the best for the protection of building systems and life and health safety, and is the only option that will meet all state and federal codes.

a) Why was the recommended alternative chosen?

Total replacement will ensure that critical systems are backed up, and ensures code compliance.

5. Which clientele would be impacted by the budget request?

All tenants in the NRB will experience temporary impacts during construction and be required to shut down electric equipment while the replacement is connected. When replacement is completed, life-safety, building systems and data protection will be improved.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state-owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents available upon request:

- *Generator System Survey for Capitol Campus and Tumwater Facilities*. HultzBHU Engineers, 2013

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	NRB - Emergency Generator Replacement
OFM Project Number	40000395

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	387,558	MACC per Gross Square Foot	\$2
Usable Square Feet	287,968	Escalated MACC per Gross Square Foot	\$2
Alt Gross Unit of Measure			
Space Efficiency	74.3%	A/E Fee Class	A
Construction Type	Courthouses	A/E Fee Percentage	15.35%
Remodel	Yes	Projected Life of Asset (Years)	30

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	A02641
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	July-25	Design End	January-26
Construction Start	January-26	Construction End	July-26
Construction Duration	6 Months		

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Project Cost Summary

Total Project	\$1,151,696	Total Project Escalated	\$1,210,923
		Rounded Escalated Total	\$1,211,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,211,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$98,399		
Extra Services	\$0		
Other Services	\$32,976		
Design Services Contingency	\$6,569		
Consultant Services Subtotal	\$137,944	Consultant Services Subtotal Escalated	\$143,726

Construction			
Maximum Allowable Construction Cost (MACC)	\$660,000	Maximum Allowable Construction Cost (MACC) Escalated	\$694,431
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$33,000		\$34,786
Non-Taxable Items	\$0		\$0
Sales Tax	\$67,914	Sales Tax Escalated	\$71,463
Construction Subtotal	\$760,914	Construction Subtotal Escalated	\$800,680

Equipment			
Equipment	\$200,000		
Sales Tax	\$19,600		
Non-Taxable Items	\$0		
Equipment Subtotal	\$219,600	Equipment Subtotal Escalated	\$231,481

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$33,238		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$33,238	Project Administration Subtotal Escalated	\$35,036

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

Project Cost Estimate			
Total Project	\$1,151,696	Total Project Escalated	\$1,210,923
		Rounded Escalated Total	\$1,211,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$143,726		\$143,726		\$0
Construction					
Construction Subtotal	\$800,680		\$800,680		\$0
Equipment					
Equipment Subtotal	\$231,481		\$231,481		\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$35,036		\$35,036		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$1,210,923	\$0	\$1,210,923	\$0	\$0
	\$1,211,000	\$0	\$1,211,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0284	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$73,399			69% of A/E Basic Services
Civil Engineering	\$25,000			
Insert Row Here				
Sub TOTAL	\$98,399	1.0370	\$102,040	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0370	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$32,976			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$32,976	1.0541	\$34,761	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,569			
Other				
Insert Row Here				
Sub TOTAL	\$6,569	1.0541	\$6,925	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$137,944		\$143,726

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements	\$75,000			
G30 - Site Mechanical Utilities	\$75,000			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$150,000	1.0456	\$156,840	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0456	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing	\$100,000			
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems	\$410,000			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$510,000	1.0541	\$537,591	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$660,000		\$694,431	
	\$2		\$2 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$33,000		
Other			
Insert Row Here			
Sub TOTAL	\$33,000	1.0541	\$34,786

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0541	\$0

9) Sales Tax

Sub TOTAL	\$67,914		\$71,463
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CONSTRUCTION CONTRACTS TOTAL	\$760,914		\$800,680
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$200,000				
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$200,000		1.0541	\$210,820	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0541	\$0	
3) Sales Tax					
Sub TOTAL	\$19,600			\$20,661	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$219,600			\$231,481	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$33,238				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$33,238		1.0541	\$35,036	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0456	\$0	

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C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

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Tab C. Construction Contracts

Allowed 1.5 years for construction based on generator lead time at Cap Court

Allowed for removal of existing generator on roof and roof repairs. Also additional costs added for underground vault and trenching

Insert Row Here

Tab D. Equipment

Generator Cost Based on Cap Court plus inflation

150 KVA

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

Insurance – Foundation and Roof Drain Replacement

CBS ID:	40000470	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	31
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This project will improve waterproofing and repair damage from water leaks in the Insurance Building's foundation, roof, and ramp. This request is to fund the second phase of work previously started during the 2019-2021 biennium.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The waterproofing system on the Insurance Building exterior is old and failing, leading to water leaks and ongoing damage. While DES has completed some repairs, the entire system needs to be replaced to prevent more damage to this historic building.

The 2020 *Insurance Building Façade Water Intrusion Initial Findings Report* by Wetherholt and Associates found the following issues:

- Deteriorated and failing sealant joints.
- Exterior Stone is stained and deteriorated from water infiltration.
- Several locations have slope that drains back towards the building. This can contribute to water infiltration at deteriorated joints.
- Clogged foundation drains.
- Roof drains are broken and fail to drain water away from the building, damaging the foundation.

In the 2019-2021 biennium, DES cleaned the exterior, completed minor repairs to the sandstone, and added waterproofing beneath the stairs. Without completing the second phase of work, damage will continue and could compromise the previous repairs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request will complete the second phase of needed improvements and repairs:

- Adding a sealant to the foundation walls and slab.
- Improving the foundation drainage system.
- Repairing damage to the ramp, foundation, and sandstone cladding.
- Landscaping to replace dead and overgrown plants that are clogging drains and reducing drainage.
- Improving the slope at the steps and landing to reduce ponding.
- Investigate roof drainage issues.

a) When will the project start and be completed?

Design		8/2025 - 3/2026
Construction		7/2026 - 7/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This request is the second phase of repairs and should not be broken up. The first phase was completed during the 2019-2021 biennium.

3. How would the request address the problem or opportunity identified in question #1?

This request will repair and replace the aged and failing drainage system and waterproofing to prevent future water leaks and damage.

4. What alternatives were explored?

Taking no action by continuing to defer maintenance for the rest of the system will lead to continued water leaks, increased damage, and increased costs to this historic building.

a) Why was the recommended alternative chosen?

This is the only option that both fixes current damage and addresses the failed infrastructure to prevent future damage and life safety risks.

5. Which clientele would be impacted by the budget request?

Construction activities will temporarily impact the insurance building's occupants, who are already affected by current and potential future building damage. These include: the Office of Financial Management, the State Auditor, Office of the Insurance Commissioner, and the Governor's Office.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#), specifically Policy 4.1, whereby "the state shall apply preservation planning methodology to the ongoing care of State Capitol properties..." It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior's Standards. This policy promotes modeling "...the best of historic preservation practice...for the care and stewardship of the public and historic facilities of the State Capitol, to facilitate public access, use and enjoyment of these assets, and to carefully preserve them for the benefit of future generations." (SHB 1995, Chapter 330, Laws of 2005). The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties for [Preservation](#).

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *The Insurance Building Façade Water Intrusion Initial Findings Report* by Wetherholt and Associates dated January 2020.
- On-site Examination of The Insurance Building by Exeltech Consulting, Inc. dated January 2020. (Exeltech Consulting is a multidisciplinary engineering consulting firm).
- *Capitol Campus Utility Renewal Plan*, Reid Middleton dated May 2017.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Insurance - Foundation and Roof Drain Replacement
OFM Project Number	40000470

Contact Information

Name	John Lyons, Assistant Program Manager - Planning
Phone Number	260-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	65,502	MACC per Gross Square Foot	\$15
Usable Square Feet	43,886	Escalated MACC per Gross Square Foot	\$16
Alt Gross Unit of Measure			
Space Efficiency	67.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	13.59%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-24	Predesign End	September-24
Design Start	August-25	Design End	March-26
Construction Start	July-26	Construction End	July-27
Construction Duration	12 Months		

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Project Cost Summary

Total Project	\$1,686,622	Total Project Escalated	\$1,808,347
		Rounded Escalated Total	\$1,808,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,808,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$102,367		
Extra Services	\$129,825		
Other Services	\$45,991		
Design Services Contingency	\$27,818		
Consultant Services Subtotal	\$306,000	Consultant Services Subtotal Escalated	\$321,772

Construction			
Maximum Allowable Construction Cost (MACC)	\$992,423	Maximum Allowable Construction Cost (MACC) Escalated	\$1,068,534
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$99,242		\$107,301
Non-Taxable Items	\$0		\$0
Sales Tax	\$106,985	Sales Tax Escalated	\$115,233
Construction Subtotal	\$1,198,650	Construction Subtotal Escalated	\$1,291,068

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	\$111,436		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$111,436	Project Administration Subtotal Escalated	\$120,486

Other Costs			
Other Costs Subtotal	\$70,535	Other Costs Subtotal Escalated	\$75,021

Project Cost Estimate			
Total Project	\$1,686,622	Total Project Escalated	\$1,808,347
		Rounded Escalated Total	\$1,808,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$321,772		\$321,772		\$0
Construction					
Construction Subtotal	\$1,291,068		\$1,291,068		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$0		\$0		\$0
Agency Project Administration					
Project Administration Subtotal	\$120,486		\$120,486		\$0
Other Costs					
Other Costs Subtotal	\$75,021		\$75,021		\$0

Project Cost Estimate					
Total Project	\$1,808,347	\$0	\$1,808,347	\$0	\$0
	\$1,808,000	\$0	\$1,808,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0322	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$102,367			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$102,367	1.0421	\$106,677	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$12,825			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$17,000			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$22,000			
Waterproofing / Envelope Consultants	\$47,000			
Masonry Consultant	\$31,000			
Insert Row Here				
Sub TOTAL	\$129,825	1.0421	\$135,291	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$45,991			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$45,991	1.0812	\$49,726	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$27,818			
Other				

Insert Row Here				
Sub TOTAL	\$27,818	1.0812	\$30,078	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$306,000		\$321,772	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$137,208			
G20 - Site Improvements	\$117,087			
G30 - Site Mechanical Utilities	\$0			
G40 - Site Electrical Utilities	\$0			
G60 - Other Site Construction	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$254,295	1.0636	\$270,469	
2) Related Project Costs				
Offsite Improvements	\$0			
City Utilities Relocation	\$0			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0636	\$0	
3) Facility Construction				
A10 - Foundations	\$45,340			
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure	\$268,455			
B30 - Roofing	\$42,944			
C10 - Interior Construction				
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	\$30,191			
General Conditions	\$205,609			
General Contractor Fee, Bonds and Insurance	\$81,468			
Estimating Contingency	\$64,122			
Insert Row Here				
Sub TOTAL	\$738,129	1.0812	\$798,065	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$992,423		\$1,068,534	

\$15

\$16 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$99,242		
Other			
Insert Row Here			
Sub TOTAL	\$99,242	1.0812	\$107,301

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0812	\$0

9) Sales Tax

Sub TOTAL	\$106,985		\$115,233
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CONSTRUCTION CONTRACTS TOTAL	\$1,198,650		\$1,291,068
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction	\$0				
Other	\$0				
Insert Row Here	\$0				
Sub TOTAL	\$0		1.0812	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0812	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$0				
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$111,436				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$111,436		1.0812	\$120,486	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Project Logistics, Access, Security	\$70,535				
Insert Row Here					
OTHER COSTS TOTAL	\$70,535		1.0636	\$75,021	

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C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Testing-\$12,825 expected from historical information of similar projects

Value engineering-\$17,000 allowance of potential required process based on project type

Landscape consultant-\$220,000
expected due to nature of project

Waterproofing/envelope consultants-
\$47,000. expected due to nature of
project

Masonry consultant-\$31,000.
expected due to nature of project

Insert Row Here

Tab C. Construction Contracts

This project is the final phase 2 replacement of failing waterproofing, including cladding, drainage & site systems

The costs are estimated in July 2024 dollars.

Scoping documents provided
narrative and in some cases high
level measurable quantities to price.

Assumptions take into account
location and perceived complexities
of the project

No hazardous materials are
anticipated

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Project logistics, access, security-\$70,535. Historically based on project nature and location

Insert Row Here

Marathon Park – Pedestrian Bridge Repairs

CBS ID:	40000334	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	32
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

The Capitol Lake/Marathon Park Pedestrian Bridge is in critical condition, threatening public health and safety and potentially damaging utility conduits attached to the bridge. Based on WSDOT inspection reports, decking and pilings must be repaired, and underwater debris cleared. An engineering analysis of soil erosion and piling depth and evaluation needs to be undertaken, and a plan of action developed and implemented. Until this is complete, the bridge should be considered scour-critical.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Since 2018, three Washington State Department of Transportation (WSDOT) Bridge Inspections have found damage on the Capitol Lake/Marathon Park Pedestrian Bridge, including failing deck planking and pilings and underwater timber debris. The bridge is also located at a relatively narrow point, and when lake levels are low or Deschutes River flows are high, it can experience high water speeds. This creates soil erosion around the bridge pilings, potentially damaging the structure.

An underwater inspection report was completed in March 2023, describing the affected parts of the bridge. In March 2023, the WSDOT Bridge Preservation Office Dive Team compiled a report of the underwater sections of the bridge. The report found one red-tagged timber pile, which means this pile has a 3 ft split and interior rot and will need to be replaced or repaired. Four plies are yellow-tagged due to repairable defects. Capitol lake is an important recreational part of campus and Olympia, being home to several events and consistent use from the public.

The highest-risk items are 32 rotting bridge supports due to their age and exposure to the high and fast-flowing water. WSDOT recommends replacing five pilings soon, including one that is badly split with internal rot.

The wood boards bracing the pilings (see Exhibit Photo 3) have lost up to 2% of their length, are splitting near piling connections, and some are nailed rather than using required bolts, reducing the strength of the piers (see Exhibit A, Photo 4).

The decking is also rotten in places (see Exhibit A, Photo 5) creating trip hazards for pedestrians.

The repair work is also complicated because it's underwater. DES will need to contract with specialty crews, and work windows are limited by recommendation by the Washington Department of Fish and Wildlife.

In addition to repairing and replacing failing components, WSDOT also recommends that DES develop and implement a soil erosion plan of action to reduce the risk of bridge collapse and to people using the bridge.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will complete necessary work to ensure the high-traffic boardwalk is safe for pedestrians and nearby utilities and structurally sound for years to come.

The work includes:

- Completing an engineering assessment.
- Developing a soil erosion action plan to reduce the risk of bridge failure.
- Repairing decking, reducing trip and safety hazards to the public.
- Clearing debris from pilings to prevent accumulation, damage, and constrictions to water flow.
- Repairing and replacing 15% of tagged pilings and braces, using proper hardware.

a) When will the project start and be completed?

Design	7/2025 – 10/2025
Construction	11/2025 – 4/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

All repairs and work should be completed within the same biennium considering the in-water work windows.

3. How would the request address the problem or opportunity identified in question #1?

Failure to act places the structural integrity of the bridge at risk, endangers public safety, and jeopardizes important LOTT Clean Water Alliance and City of Olympia utility conduits under the bridge. If a pile fails, areas of the bridge over damaged piles may be restricted or result in the bridge closing.

4. What alternatives were explored?

Preferred Alternative – This project will repair or replace the damaged supports and decking and ensure the structural integrity of the bridge. This will ensure the bridge as a safe pathway for any that use it.

No Action – The structural integrity of the bridge and any that use it will continue to be at risk.

Maintain - Prior to the most recent WSDOT Bridge Inspection, the bridge was maintained through a “break and fix” approach, with DES completing repairs as elements failed, such as deck planking being repaired on an incremental basis. However, this status quo approach or an enhanced maintenance program only addresses immediate failings and cannot fix the long-term critical issues related to the rotting of the piers and pilings or the scouring of the structure.

a) Why was the recommended alternative chosen?

The preferred alternative is the only way to address the ongoing damage and prevent future bridge failure. With the frequency of high water and high speed of the Deschutes River through this narrow gap, it is critical to address these issues as quickly as possible to ensure the safety of its users.

5. Which clientele would be impacted by the budget request?

The bridge is a favorite recreation trail used by the public every day, as a key part of a circular pathway around Capitol Lake. Failure to act creates a serious risk to life and safety. Additionally, if DES used a long, phased approach, the bridge could be closed for a long period of time, cutting off public use.

Construction impacts: The public will experience temporary restrictions to use, and will notice noise, machinery, and crews making repairs.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - aligning with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The Deschutes Estuary Restoration Project incorporates the Marathon Park bridge. Restoring the estuary could worsen the effects of soil erosion around the bridge's structure if a plan of action is not implemented and the soil erosion is not addressed. The bridge is an important part of the high-traffic Capitol Lake trail, a beloved recreational hub and destination in the downtown Olympia waterfront.

The Deschutes Estuary Restoration Project does not currently plan to remove or altering the Pedestrian Bridge.

Supporting documents (available upon request):

- *Underwater Bridge Inspection Report for Capitol Lake Pedestrian Bridge*. WSDOT, 2018
- *Bridge Inspection Report for Capitol Lake Pedestrian Bridge*. WSDOT, 2022

- *Underwater Bridge Inspection Report for Capitol Lake Pedestrian Bridge*. WSDOT, 2023
- *Bridge Inspection Report for Capitol Lake Pedestrian Bridge*. WSDOT, 2024

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Exhibit A Bridge Elements

Photo 1 - Example of Rotten Pilings - Pile 7C is badly split with internal rot at the top



Photo 2 - LOTT and City of Olympia Conduits



Photo 3 - Typical abandoned bolt holes in piling and section loss in bracing member



Photo 4 - Typical two-pile pier configuration



Photos 5 & 6 - Rotten Deck Boards-from above and below



Photo 7, Marathon Park Bridge



STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Marathon Park - Pedestrian Bridge Repairs
OFM Project Number	40000334

Contact Information

Name	John Lyons, Assistant Program Manager - Planning
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	N/A	MACC per Gross Square Foot	
Usable Square Feet	N/A	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	13.49%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-24	Predesign End	September-24
Design Start	July-25	Design End	October-25
Construction Start	November-25	Construction End	April-26
Construction Duration	5 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$1,888,811	Total Project Escalated	\$1,969,503
		Rounded Escalated Total	\$1,970,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,970,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$115,268		
Extra Services	\$135,000		
Other Services	\$51,787		
Design Services Contingency	\$30,205		
Consultant Services Subtotal	\$332,260	Consultant Services Subtotal Escalated	\$344,523

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,125,780	Maximum Allowable Construction Cost (MACC) Escalated	\$1,174,679
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$112,578		\$117,937
Non-Taxable Items	\$0		\$0
Sales Tax	\$121,359	Sales Tax Escalated	\$126,676
Construction Subtotal	\$1,359,717	Construction Subtotal Escalated	\$1,419,292

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	\$123,158		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$123,158	Project Administration Subtotal Escalated	\$129,020

Other Costs			
Other Costs Subtotal	\$73,677	Other Costs Subtotal Escalated	\$76,668

Project Cost Estimate			
Total Project	\$1,888,811	Total Project Escalated	\$1,969,503
		Rounded Escalated Total	\$1,970,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$344,523		\$344,523		\$0
Construction					
Construction Subtotal	\$1,419,292		\$1,419,292		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$0		\$0		\$0
Agency Project Administration					
Project Administration Subtotal	\$129,020		\$129,020		\$0
Other Costs					
Other Costs Subtotal	\$76,668		\$76,668		\$0

Project Cost Estimate				
Total Project	\$1,969,503	\$0	\$1,969,503	\$0
	\$1,970,000	\$0	\$1,970,000	\$0
Percentage requested as a new appropriation			100%	

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0291	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$115,268			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$115,268	1.0334	\$119,118	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$45,000			
Landscape Consultant	\$0			
Soil Erosion Action Plan	\$35,000			
Electrical Engineer / Lighting Design	\$25,000			
Engineering Assessment	\$30,000			
Insert Row Here				
Sub TOTAL	\$135,000	1.0334	\$139,509	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$51,787			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$51,787	1.0476	\$54,252	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$30,205			
Other				
Insert Row Here				

Sub TOTAL	\$30,205	1.0476	\$31,644	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$332,260		\$344,523	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$98,708			
G20 - Site Improvements	\$553,680			
G30 - Site Mechanical Utilities	\$0			
G40 - Site Electrical Utilities	\$17,400			
G60 - Other Site Construction	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$669,788	1.0406	\$696,982	
2) Related Project Costs				
Offsite Improvements	\$0			
City Utilities Relocation	\$0			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0406	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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	\$291,760			
General Contractor Fee, Bonds and Insurance	\$97,253			
Estimating Contingency	\$66,979			
Insert Row Here				
Sub TOTAL	\$455,992	1.0476	\$477,697	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,125,780		\$1,174,679	

NA

NA per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$112,578		
Other			
Insert Row Here			
Sub TOTAL	\$112,578	1.0476	\$117,937

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0476	\$0

9) Sales Tax

Sub TOTAL	\$121,359		\$126,676
CONSTRUCTION CONTRACTS TOTAL	\$1,359,717		\$1,419,292

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction	\$0				
Other	\$0				
Insert Row Here	\$0				
Sub TOTAL	\$0		1.0476	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0476	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$0				
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$123,158				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$123,158		1.0476	\$129,020	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$0				
Hazardous Material Remediation/Removal	\$0				
Historic and Archeological Mitigation	\$0				
Project Logistics, Access, Security	\$73,677				
Insert Row Here					
OTHER COSTS TOTAL	\$73,677		1.0406	\$76,668	

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C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Environmental mitigation (EIS)-\$45,000. expected due to nature of project

Soil erosion action plan consultant-\$35,000. expected as requirement of project

Electrical Engineer, lighting designer-\$25,000. expected due to nature of project

Engineering assessment-\$30,000. expected as requirement of project

Insert Row Here

Tab C. Construction Contracts

This project does engineering assessment, decking replacement, pile replacement, soils erosion, improves safety

The costs are estimated in July 2024 dollars.

Scoping documents provided narrative and in some cases high level measurable quantities to price.

Assumptions take into account location and perceived complexities of the project

No hazardous materials are anticipated

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Project logistics, access, security-\$73,677. Historically based on project nature and location

Insert Row Here

HLB – Elevator No 4

CBS ID:	40000469	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	33
Program:	Elevator Modernization	Starting Fiscal Year:	2026

Project Summary

This project will fully modernize elevator no 4 in the Highway-License Building as part of the Elevator Modernization Project. A complete modernization will provide the facility with a dependable, safe, and reliable elevator.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

DES manages 65 elevators and one escalator in its portfolio of buildings, of which many are beyond their useful and expected life. The *Elevator Modernization Condition Assessment established a 10-year management plan to modernize the elevators on a prioritized schedule*, with the most critical elevators first. The priority schedule was based on a 2019 condition assessment and updated by DES in 2024. This Elevator Assessment Matrix will continue to be updated and will inform the prioritization of elevators in need of modernization. Elevator no 4 at the Highway-License Building is high on the priority list.

DES must complete these modernizations to:

- Improve building accessibility for all people, including those with mobility needs.
- Address life and health safety risks by:
 - reducing elevator failures and entrapments,
 - improving the reliability of upper floor access, and
 - expediting emergency aid response to upper floors.
- Ensure continuity of government operations through reliable building access.
- Reduce ongoing maintenance and repair costs through improved reliability and modern elevator parts.
- Reduce downtime for unexpected repairs due to obsolete parts not being available.
- Meet local, state, and national compliance standards.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The modernization will include:

Mechanical system:

- Replace lift equipment and controllers.
- Install seismic upgrades.
- Install replacement fixtures at all elevator lobbies.
- Bring all systems up to current code.
- HVAC mini split added to machine rooms.

Electrical system:

- *General upgrades:*
 - Upgrade electrical outlets for safety.
 - Upgrade transformer to meet energy needs of new heating, ventilation, and air conditioning (HVAC) system.
 - Install LED lighting to improve energy efficiency.
 - Added intercom and camera (video conferencing).
- *Fire alarm system:*
 - Upgrade fire alarm control panel system and electrical connections.
 - Install flashing light.
- *Emergency medical response system:*
 - Upgrade electrical emergency medical response (EMR) system.
 - Install protective guards around system for public safety.

Architectural:

- Install waterproofing.
- Seal joints and seams to improve fire resistance.
- Install additional insulation in walls.
- Clean and repaint elevators and elevator lobbies including walls, floors, doors, and frames.
- Replace ladder to improve safety.
- Repair roofing and replace flooring.
- Add movable gates to protect equipment.

Life Safety

- Elevator outages can also pose a significant health and safety risk, delaying or preventing first responders from reaching individuals in need.
- Entrapments also pose a unique health risk for some individuals. Evacuating an individual that is in a medical emergency may be extremely difficult or even impossible depending on the circumstances.

a) When will the project start and be completed?

Design	8/2027 - 2/2028
Construction	3/2028 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The 2024 Elevator Assessment Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

3. How would the request address the problem or opportunity identified in question #1?

This project will fully modernize the elevator 4 at HLB, which will address the ongoing service reliability, safety, and accessibility issues with the existing elevator. Making these upgrades will extend the useful life of this elevator.

4. What alternatives were explored?

Preferred Alternative – Modernizing this elevator will address health and safety risks, improve accessible building access, reduce operating costs with energy savings, reduce unplanned repair costs and service delays due to long lead times for obsolete replacement parts, reduce emergency response time and costs, and bring the elevator systems up to code. This will also complete the next group of prioritized elevator work and allow DES to continue to move forward with the needed modernizations.

Do Nothing – Allow systematic failures of elevators and related components to continue. This option will lead to increased operating and emergency repair costs and

could take operating funds away from other priorities to address failures or emergent safety issues. The number of service incidents will continue to increase, reducing DES' level of service to building tenants, increasing interruptions to continuity of operations, and increasing safety risk.

Maintain – Continue to respond to break and fix issues as they occur. This alternative does not address the aging infrastructure and could significantly increase costs and time for eventual elevator modernization. DES would rely on future biennial budget requests or emergency project funding. In both cases, DES would have to await approval by the Office of Financial Management or the Legislature before beginning repairs, impacting access to the buildings.

a) Why was the recommended alternative chosen?

The preferred alternative is the only option that addresses the ongoing safety and operational risks in the many DES managed buildings, and that will bring the elevators up to modern code requirements. Completing the modernization will provide the building with dependable, safe, accessible, and reliable elevators.

5. Which clientele would be impacted by the budget request?

Every building occupant (employees, clients, guests and public) will benefit from a safe and reliable elevator system in the building in several ways:

- Elevators are the only source of upper floor accessibility for individuals with mobility issues and for moving heavy and bulky objects safely and efficiently.
- Frequent elevator outages limit accessibility to all levels of the building to employees, clients, and public visitors.
- Lengthy outages cause interruptions to government operations, and force tenants to have to adjust their workflow and stations.

During the elevator design and construction phases, DES and the contractors will collaborate with the agency or agencies on a plan to minimize impacts to business operations. This includes staff and visitor accessibility needs to other floors while an elevator is out of service.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety, and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Additional information found in the Elevator Modernization Program Introduction. Supporting documents (available upon request):

- Elevator Assessment Matrix. DES, 2024
- *Elevator Modernization, Condition Assessment*. Stemper Architecture Collaborative, 2019

Modernizing the elevators will meet compliance standards to:

- Occupational Safety and Health Administration (OSHA)
- Department of Labor & Industries (L&I) Elevator Section
- Americans with Disabilities Act (ADA)
- Washington Administrative Codes (WAC) 296-96 and 51-50-300
- American National Standards Institution (ANSI)
- American Society of Mechanical Engineers (ASME)
- National Fire Protection Association (NFPA)
- National Electric Code (NEC), 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Washington State Energy Code (WSEC)
- City and local authorities

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	HLB - Elevator Modernization	
OFM Project Number	40000469	

Contact Information

Name	John Lyons, Assistant Program Manager - Planning	
Phone Number	360-628-2139	
Email	john.lyons@des.wa.gov	

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	NA		
Space Efficiency		A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	13.19%
Remodel	Yes	Projected Life of Asset (Years)	20

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	July-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	August-25	Design End	February-26
Construction Start	March-26	Construction End	December-27
Construction Duration	22 Months		

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Project Cost Summary

Total Project	\$2,430,680	Total Project Escalated	\$2,629,323
		Rounded Escalated Total	\$2,629,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,629,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$160,788		
Extra Services	\$0		
Other Services	\$72,238		
Design Services Contingency	\$23,303		
Consultant Services Subtotal	\$256,329	Consultant Services Subtotal Escalated	\$271,503

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,606,080	Maximum Allowable Construction Cost (MACC) Escalated	\$1,743,561
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$160,608		\$174,357
Non-Taxable Items	\$0		\$0
Sales Tax	\$173,135	Sales Tax Escalated	\$187,956
Construction Subtotal	\$1,939,823	Construction Subtotal Escalated	\$2,105,874

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	\$151,430		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$151,430	Project Administration Subtotal Escalated	\$164,393

Other Costs			
Other Costs Subtotal	\$83,098	Other Costs Subtotal Escalated	\$87,553

Project Cost Estimate			
Total Project	\$2,430,680	Total Project Escalated	\$2,629,323
		Rounded Escalated Total	\$2,629,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$271,503		\$271,503		\$0
Construction					
Construction Subtotal	\$2,105,874		\$2,105,874		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$164,393		\$164,393		\$0
Other Costs					
Other Costs Subtotal	\$87,553		\$87,553		\$0
Project Cost Estimate					
Total Project	\$2,629,323	\$0	\$2,629,323	\$0	\$0
	\$2,629,000	\$0	\$2,629,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0360	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$160,788			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$160,788	1.0435	\$167,783	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0435	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$72,238			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$72,238	1.0856	\$78,422	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$23,303			
Other				
Insert Row Here				
Sub TOTAL	\$23,303	1.0856	\$25,298	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$256,329	\$271,503

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0536	\$0	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0536	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
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					
Elevator Modernization	\$1,606,080				
Insert Row Here					
Sub TOTAL	\$1,606,080		1.0856	\$1,743,561	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$1,606,080			\$1,743,561	
	<i>NA</i>			<i>NA per GSF</i>	

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7) Owner Construction Contingency

Allowance for Change Orders	\$160,608		
Other			
Insert Row Here			
Sub TOTAL	\$160,608	1.0856	\$174,357

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0856	\$0

9) Sales Tax

Sub TOTAL	\$173,135		\$187,956
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CONSTRUCTION CONTRACTS TOTAL	\$1,939,823		\$2,105,874
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0856	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0856	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$151,430				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$151,430		1.0856	\$164,393	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
B&G DES Site Rep	\$62,324				
Permits	\$20,775				
Insert Row Here					
OTHER COSTS TOTAL	\$83,098		1.0536	\$87,553	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

OB2 - Modernization

CBS ID:	40000468	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	34
Program:	Major Projects - Modernization	Starting Fiscal Year:	2028

Project Summary

The building systems within Office Building Two (OB2) are past their useful life expectancy and have not been updated or replaced in nearly 50 years, since the building was constructed in 1975. This request is for a predesign to explore options for design and construction to renovate essential building systems and office space and improve seismic safety. The OB2 modernization project will improve life and health safety and energy efficiency and preserve the building for future use.

In 2023, a Facility Condition Assessment gave Office Building 2 a Facility Condition Index (FCI) of 16% or poor.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This project is a priority because most building systems are well past their life expectancy, having either failed or are about to fail. Additionally, building technologies have changed significantly in the last 45 years since OB2 was first constructed, and current technologies can vastly improve energy and operating efficiencies, provide a safer and more comfortable indoor work environment, and lower overall operating costs.

The two largest tenants of OB2 are the Department of Social and Health Services (DSHS) and the Department of Children, Youth, and Families (DCYF). These essential public agencies provide services to some of the most disadvantaged and at-risk residents in Washington state. These agencies must be able to provide consistent quality service to their clients in a safe, functional and energy efficient building.

Current issues include:

Damaged and leaking heating and cooling systems

- Building heating and cooling systems have never been replaced, are beyond their useful life, inefficient, damaged, and expensive to run and maintain.
- Plumbing joints leak water at many locations throughout the building.
- Water from the chilled water system used to cool the building is constantly dripping onto ceiling tiles and into lighting fixtures, creating ongoing damage and safety hazards.
 - For example, water dripping into a light fixture caused a small electrical explosion in 2018. No one was harmed during that incident, but the entire building had to be evacuated, interrupting operations.
- The building's mechanical systems are at high risk of failure, which could close the building to all operations until DES can make emergency repairs.

Seismic vulnerability

- The end walls of each wing are likely to experience damage during an earthquake, per a 2006 seismic study.
- Without reinforcement, the building has serious life health and safety risks for occupants during seismic activity.

Poor air quality

- The building has poor air quality, posing health safety risks to occupants.
- Exhaust from the building, garage, and cooling tower is recirculated into the building through the main air-handling system intake.

Water leaks and damage

- The existing single-pane windows are leaking and have contributed to water damage on interior walls near the windows.
- Building seals have failed, allowing water to leak throughout the building.

Unsafe wiring

- Ducts under the floor which house electrical, telephone and data cable runs are full of active and abandoned wire.
- This situation creates a safety hazard and makes new equipment cable installations unsafe.

Failing sewer lines

- Building sewer lines are failing and at risk of costly and hazardous sewage back-ups.
- System failures could result in health safety hazards and interruptions to government operations from unplanned repairs or potential building shutdowns.

Inefficient lighting systems

- Current lighting and control systems use outdated and inefficient technology.
- Current systems are not energy efficient, increase costs, and result in less ideal conditions for building tenants.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request is for a predesign to explore options for design and construction to:

- Renovate the aging heating and cooling systems.
- Replace windows.
- Upgrade plumbing, electrical, and fire suppression systems.
- Modify and modernize interior office space.
- Increase seismic strength at the end walls of each wing to ensure continuous safe operation of the building.

Once the predesign is complete, DES will request funding for design and construction of the project.

a) When will the project start and be completed?

Predesign	9/2027 - 3/2028
Design	9/2029 - 1/2031
Construction	1/2031 - 6/2033

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The results of the predesign study will assist in determining whether design and construction could be phased.

3. How would the request address the problem or opportunity identified in question #1?

OB2 needs significant building system replacement and renovation to make sure that the building is preserved for future use, is safe for building occupants and facility maintenance staff, and to prevent unexpected and costly emergency repairs or building shutdowns that would interrupt continuity of operations.

Due to the size and complexity of the project, DES must complete a predesign to explore design and construction options to modernize and repair the building and its systems before work can occur. Delaying the predesign would not address current health and safety risks, including risk of damage during an earthquake, increase ongoing damage and emergency repair costs, and likely shorten the useful life of the building.

DES is also charged with tracking and increasing building energy efficiency on the Capitol Campus, and this work will support those efforts while lowering operating costs.

4. What alternatives were explored?

The predesign study will explore what design and construction alternatives are available for this project.

a) Why was the recommended alternative chosen?

Not applicable.

5. Which clientele would be impacted by the budget request?

This project not only impacts building tenants, including the Department of Social and Health Services (DSHS) and the Department of Children, Youth, and Families (DCYF), but also Washington residents statewide. While operations will be temporarily impacted during construction, the impacts of unplanned building emergency repairs

and shutdowns over time will be far more detrimental to the people counting on those critical social services.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The new building systems, lighting, lighting controls and windows will all improve building energy efficiency and lower carbon footprint.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Supporting documents (available upon request):

- *State Office Building 2 Data Center Investigation, Schreiber Starling & Lane, August 11, 2014*
- *OB2 Seismic Study and Cost Reevaluation, July 13, 2006*
- *OB2 Access and Circulation Improvements Predesign, Aug. 18, 1997*

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

HLB – Carpet and Blinds Replacement

CBS ID:	40000405	Project Class:	Preservation
Subproject Number:	40000408	Agency Priority:	35
Program:	Major Projects - Carpet and Blinds Replacement	Starting Fiscal Year:	2028

Project Summary

This request is for funding from the Thurston County Facilities Account, Fund 289 to replace the aged and damaged carpeting on floors 1-4, and blinds in the Highway Licenses building. The existing carpeting and blinds have exceeded their useful life, are damaged, and no longer usable. Carpet was replaced on floors 5-7 in 2021.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The carpet and blinds throughout the Highway Licenses Building are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, the worn finishes require constant repairs, increasing maintenance time and operating costs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace carpeting on certain floors, and blinds throughout the Highway Licenses Building. DES may update the estimated phasing and project timeline based on coordination opportunities with other projects.

a) When will the project start and be completed?

Construction

| 7/2027 - 12/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

It is possible to continue to phase the project by floor, however, it may be more cost effective and efficient to order necessary materials at once to ensure consistency. Phasing means more disruption to the tenants.

3. How would the request address the problem or opportunity identified in question #1?

Updating the carpet and blinds throughout the building will improve the functionality and comfort for building tenants, maintain the look and feel of the building, and reduce maintenance costs to keep old carpets and blinds functional.

4. What alternatives were explored?

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

- To continue to repair items piecemeal, which is less efficient and economical.
- To complete the work as part of the major building rehabilitation project.

a) Why was the recommended alternative chosen?

Replacing the blinds and carpeting is the only way to ensure functionality and reduce maintenance costs.

5. Which clientele would be impacted by the budget request?

This request will primarily benefit the tenants, the Department of Licensing and the Office of the Attorney General, and their clients and visitors. DES will schedule construction with building occupants to minimize impacts as much as possible.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

The Department of Enterprise Services is proposing use of 289 funds – Thurston County Facilities Account for this work.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- The [Governor's Results Washington](#) goals:
 - Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.
 - DES agency strategies, priorities and initiatives:
 - Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
 - DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Not applicable.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

OB2 – Carpet and Blinds Replacement

CBS ID:	40000405	Project Class:	Preservation
Subproject Number:	40000407	Agency Priority:	35
Program:	Major Projects - Carpet and Blinds Replacement	Starting Fiscal Year:	2030

Project Summary

This request is to fund the replacement of the aged and damaged carpeting and blinds in Office Building Two (OB2). The existing carpeting and blinds have exceeded their useful life, are damaged, and beyond serviceability.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The carpet and blinds throughout OB2 are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, the worn finishes require constant repairs, increasing maintenance time and operating costs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace carpeting and blinds throughout OB2. DES may update the estimated phasing and project timeline based on coordination opportunities with other projects.

a) When will the project start and be completed?

Construction

| 7/2029 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The project can be phased, or made part of the scope of the modernization project.

3. How would the request address the problem or opportunity identified in question #1?

Updating the carpet and blinds throughout the building will improve the functionality and comfort of building tenants, maintain the look and feel of the building, and reduce maintenance costs to keep old carpets and blinds functional.

4. What alternatives were explored?

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

- To continue to repair items piecemeal, which is less efficient and economical.
- To complete the work as part of the major building rehabilitation project.

a) Why was the recommended alternative chosen?

Replacing the blinds and carpeting is the only way to ensure functionality and reduce maintenance costs.

5. Which clientele would be impacted by the budget request?

This request will primarily benefit the tenant, the Department of Social and Health Services, and their clients and visitors by improving building functionality and appearance. . DES will schedule construction with building occupants to minimize impacts as much as possible.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

The Department of Enterprise Services is proposing use of Fund 289 for this work.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- The [Governor's Results Washington](#) goals:
 - Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.
- DES agency strategies, priorities and initiatives:
 - Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
 - DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Not applicable.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Old Cap – Carpet and Blinds Replacement

CBS ID:	40000405	Project Class:	Preservation
Subproject Number:	40000406	Agency Priority:	35
Program:	Major Projects - Carpet and Blinds Replacement	Starting Fiscal Year:	2032

Project Summary

This request is for funding from the Thurston County Facilities Account Fund 289 to replace the aged and damaged carpeting and blinds in the Old Capitol building (Old Cap). The existing carpeting and blinds have exceeded their useful life, are damaged, and no longer usable.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The carpet and blinds throughout Old Cap are well past their useful life and need to be replaced. The building is solely occupied by the Office of the Superintendent of Public Instruction (OSPI). OSPI have requested new carpets and window coverings. The existing carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, the worn finishes require constant repairs, increasing maintenance time and operating costs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace carpeting and blinds throughout the Old Cap. DES may update the estimated phasing and project timeline based on coordination opportunities with other projects as needed. For example, structural repairs to the floors would be made prior to recarpeting.

a) When will the project start and be completed?

Construction

2031 - 2032

b) Identify whether the project can be phased, and if so, which phase is included in the request.

It is possible to phase the project by floor, however, it may be more cost effective and efficient to order all necessary materials at one time to ensure consistency. Phasing means more disruption to the tenants.

3. How would the request address the problem or opportunity identified in question #1?

Updating the carpet and blinds throughout the building will improve the functionality and comfort for building tenants, maintain the historic look and feel of the building, and reduce maintenance costs to keep old carpets and blinds functional.

4. What alternatives were explored?

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

- To continue to repair items piecemeal, which is less efficient and economical.
- To complete the work as part of the major building rehabilitation project.

a) Why was the recommended alternative chosen?

Replacing the blinds and carpeting is the only way to ensure functionality and reduce maintenance costs.

5. Which clientele would be impacted by the budget request?

This request will benefit the building tenant, the Office of the Superintendent of Public Instruction, and their customers and visitors, by improving building functionality and upholding the appearance. .DES will schedule construction with building occupants to minimize impacts as much as possible.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

The Department of Enterprise Services is proposing use of Fund 289 -Thurston County Facilities Account for this work.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- The [Governor's Results Washington](#) goals:
 - Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.
- DES agency strategies, priorities and initiatives:
 - Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
 - DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Not applicable.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

NRB – Carpet and Blinds Replacement

CBS ID:	40000405	Project Class:	Preservation
Subproject Number:	40000409	Agency Priority:	35
Program:	Major Projects - Carpet and Blinds Replacement	Starting Fiscal Year:	2034

Project Summary

This request is to fund carpet and blind replacements in the Natural Resources Building (NRB). The existing carpeting and blinds have exceeded their useful life, are damaged, and beyond serviceability.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The carpet and blinds throughout NRB are well past their useful life and need to be replaced. Carpets are torn, dirty, and in need of constant maintenance. Blinds are old and deteriorating. In addition to degrading the appearance of the building, the worn finishes require constant repairs, increasing maintenance time and operating costs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace carpeting and blinds throughout NRB. DES may update the estimated phasing and project timeline based on coordination opportunities with other projects.

a) When will the project start and be completed?

Construction

7/2029 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The project can be phased or added to the scope modernization project.

3. How would the request address the problem or opportunity identified in question #1?

Updating the carpet and blinds throughout the building will improve the functionality and comfort for building tenants. It will also reduce maintenance costs to keep old carpets and blinds functional.

4. What alternatives were explored?

Postponing this preservation project is likely to result in increased repair costs and will inevitably diminish the overall useful life of the building. The two alternatives to this project are:

- To continue to repair items piecemeal, which is less efficient and economical.
- To complete the work as part of the major building rehabilitation project.

a) Why was the recommended alternative chosen?

Replacing the blinds and carpeting is the only way to ensure functionality and reduce maintenance costs.

5. Which clientele would be impacted by the budget request?

This request will benefit all building tenants and visitors by improving building functionality and upholding the building look and feel. DES will schedule construction with building occupants to minimize impacts as much as possible.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

The Department of Enterprise Services is proposing use of 289 funds for this work

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

It also supports the following DES agency strategies, priorities and initiatives:

- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance

equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Not applicable.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – HVAC Control Device Renewal

CBS ID:	40000467	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	36
Program:	Major Projects	Starting Fiscal Year:	2028

Project Summary

This project will develop and implement a plan to migrate from old technology Heating, Ventilation and Air Conditioning (HVAC) control devices to upgraded modern technology in Capitol Campus and other DES managed buildings in Thurston County.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

HVAC Metasys N2 control devices in the DES buildings in Thurston County are 30 to 40 years old and are no longer supported by vendors. Parts are still available, but they soon will not be. A migratory path for the future of the HVAC control systems needs to be designed and implemented.

These control devices are part of a Johnson Controls Inc. protocol that was used to connect building automation devices to the company's Building Management System. This protocol was an integral part of its building automation and has been the primary standard on the Capitol Campus for over 30 years. It has provided an effective means to control multiple devices and collect data, but the devices are now past their useful life.

These outdated N2 control devices are causing the following problems:

- Difficulty controlling temperature and lack of control at all locations. Over-pressure and under-pressure conditions that impact exterior door closure. Service interruptions and outages that are a disruption to tenants.
- Existing HVAC controls equipment and software are impacting system performance and DES' response time and troubleshooting. If devices aren't working properly, maintenance technicians must go to the site to manually adjust.
- Building systems operate inefficiently, increasing utility, and maintenance costs.

There are approximately 20 DES buildings in Thurston County that need updated controls. The N2 controls include exhaust, supply, and return fans that supply air to all the Variable Air Volume units (VAVs) in every building. The devices control exhaust fans, chilled and hot water, lighting and in a few buildings, boilers. All buildings need upgraded Network Automation Engines (NAE) which are the brains of the systems. Some buildings having more than one NAE. All buildings need Application and Data servers (ADS) to trend temperatures of the spaces for historical data. Over 2,000 devices need to be replaced as part of this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Upgrades to DES building control systems will:

- Audit the entire control system.
- Replace HVAC and lighting controls with new, standardized state-of-the-art technology.
- Replace non-standard control devices, software, and programming.
- Identify and address disconnected HVAC equipment.

This project promotes energy efficiency, tenant comfort and efficiency, and asset preservation.

a) When will the project start and be completed?

Audit and Design	8/2027 - 6/2028
Construction	8/2028 - 6/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project could be phased pending future planning and funding considerations.

3. How would the request address the problem or opportunity identified in question #1?

The upgraded state-of-the-art control technology will better support temperature control in DES buildings. Parts will be supported, and the systems can be repaired as needed. Technicians will be able to not only see what the system is doing from their computers but will be able to control devices remotely. In addition, the new devices will provide energy efficiencies not available through current controls. The current control systems are failing to meet the needs of the tenants and will provide better comfort and enhanced work environments.

Funding this project will result in better control of the office space temperature and ventilation. The updated system will be more energy efficient, resulting in lower operating costs and a smaller carbon footprint.

4. What alternatives were explored?

The status quo is not viable, as the equipment is approaching obsolescence and replacement parts will soon be unavailable.

a) Why was the recommended alternative chosen?

Funding this project will resolve the issue.

5. Which clientele would be impacted by the budget request?

Funding this project will result in better control of the office space temperature and ventilation throughout DES Thurston County buildings for all agency tenants.

Enterprise Services will work with agencies to plan and schedule the work to minimize tenant impacts as much as possible. Many of the controllers are located above the ceiling grids in occupied office areas, so some impact will be unavoidable, even if work is planned for after regular business hours.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No other funding is guaranteed, although there is a possibility of receiving some rebates from the projected energy savings.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.
- Goal #3 Sustainable energy & a clean environment by reducing energy consumption.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems.
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

The updated HVAC controls will improve the buildings’ energy efficiency and decrease their carbon footprint. It will help DES comply with energy and climate regulations and meet targets set by RCWs [19.27A.190](#) and [19.27A.210](#).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Kelso – South Building Roof Replacement

CBS ID:	40000347	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	37
Program:	Major Projects	Starting Fiscal Year:	2028

Project Summary

This project will replace the roof on the Kelso Building. The roof leaks and water infiltration have caused significant damage to the building interior. The project will promote safety, energy efficiency, tenant comfort, and asset preservation.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Kelso Building's roof membrane is degrading, causing damage. This project includes replacing and updating the insulation to meet future energy efficiency targets.

This request supports the capital priorities of DES by the following:

- a. Improving Health & Safety
 - Comprehensive roof replacement will prevent mold growth and reduces the health risk to the employees, clients, and visitors due to potential indoor air quality issues.
- b. Mitigating Risks
 - Systematic roof replacement will limit the risk of continued damage to the building interior finishes and prevent structural damage. Additionally, the roof replacement will limit the risk of indoor air quality issues because of potential mold growth.
- c. Extending Facility Life/ Improving Facility Usability
 - The roof replacement will extend the useful life of this facility.
 - This project will enhance energy efficiency of the facility.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request is for a predesign to explore options toward design and construction to renovate essential building systems, and to prepare for meeting new Energy mandate for 2027.

- RCW 19.27A Energy Performance Standard by the mandated deadline of 2027.
- Chapter 194-50 WAC (Department of Commerce).

a) When will the project start and be completed?

Predesign	8/2027 - 12/2027
Design	1/2028 - 6/2028
Construction	7/2028 - 2/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The predesign will review any phasing options.

3. How would the request address the problem or opportunity identified in question #1?

This project will resolve a long term, pervasive water intrusion issue due to roof issues on the Kelso Building. As a result, this building will be preserved and protected for current and future State office use.

This project is needed now because the building is experiencing water intrusion resulting in significant property and building damage. Previous repair efforts have had limited success. Protection of the building, its contents and its occupants requires a complete and systematic roof replacement.

Not funding this project will likely result in the following:

- Continued or worsening water intrusion issues that will result in continued damage to the interior furnishings and finishes.

- Extensive structural damage and potential mold growth and indoor air quality issues.
- Potential non-compliance with RCW 19.27A Energy Performance Standard.

4. What alternatives were explored?

The predesign phase of this project will identify any alternative strategies for this roof replacement.

a) Why was the recommended alternative chosen?

The predesign will identify any alternative strategies for this project.

5. Which clientele would be impacted by the budget request?

The Kelso Building is currently home to the state agencies Labor and Industries, Department of Social and Health Services, and the Department of Children Youth and Families. The existing water intrusions are significant and will likely continue to impact daily operations of these agencies.

This project will provide a safe work environment free from roof. leaks, mold growth, and interior damage.

DES anticipates that the tenants will be impacted by reasonable construction noise and dirt. The project will involve work overhead and may require limited relocation of some staff for short durations. DES does not anticipate a need for swing space in order to complete this project.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.

- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- [DES Leadership Model](#) – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- [DES Capital Plan](#) priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This work will prepare the facility for RCW 19.27A Energy Performance Standard which becomes a requirement in 2027.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The predesign will provide a detailed analysis of needs, options and benefits which will preserve the facility and reduce more costly repairs.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cap Court – Modernization

CBS ID:	40000466	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	38
Program:	Major Projects - Modernization	Starting Fiscal Year:	2030

Project Summary

This project aims to modernize Capitol Court by upgrading its HVAC, plumbing, and electrical systems and implementing minor structural modifications. These enhancements will significantly improve the functionality and safety of the building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Capitol Court's outdated systems cause extreme temperatures, affecting tenant comfort and productivity. Employees use personal fans and heaters, which hampers efficiency and overall production within the building.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project request includes design to replace Capitol Court building systems. Replacement systems are fire sprinklers, fire alarms, HVAC, plumbing, electrical, and structural/seismic work. The project will be phased over three biennia

a) When will the project start and be completed?

Pre-Design	2029 - 2031
Design	2031 - 2033
Construction	2033 - 2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The project will be phased over three biennia, allowing for a fiscally responsible and structured modernization of Capitol Court.

3. How would the request address the problem or opportunity identified in question #1?

The 2023 Facility Condition Assessment highlighted critical deficiencies in fire safety, structural integrity, and building systems. Addressing these issues will align the building with current codes and improve the work environment for state employees. The modernization ensures a functional and safe workplace, mitigating the need for makeshift temperature solutions.

4. What alternatives were explored?

The alternative of continuing reactive maintenance was considered but deemed insufficient. Modernization was chosen due to Capitol Court's poor condition, as documented in the 2023 assessment, to ensure safety and operational efficiency.

a) Why was the recommended alternative chosen?

This modernization is prioritized based on the relative condition of Capitol Court in relation to DES's building portfolio, as documented in the facility condition assessment (2023).

5. Which clientele would be impacted by the budget request?

The clientele impacted are include the Office of Financial Management, the Office of Minority and Women's Business Enterprises, the Department of Archaeological and Historic Preservation and the Caseload Forest Council. With the upgrade to the building systems, the building would be able to service additional agencies on the second floor.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.
- Statutory stewardship responsibilities for State Capitol Public and Historic Facilities described in RCW 79.24, including the Secretary of the Interior's Standards for Treatment of Historic Properties.

8. For IT-related costs:

No.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

- 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Installing high-efficiency equipment will substantially lower energy consumption, supporting state goals for reduced greenhouse gas emissions and adherence to Clean Buildings performance standards.

- 11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The 2023 Facility Condition Assessment underscores the importance of the upgrades, emphasizing the need for immediate action to avoid disruptions and increased future costs.

- 13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

Not applicable.

Heritage Park – Preservation & Improvements

CBS ID:	40000351	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	39
Program:	Major Projects	Starting Fiscal Year:	2030

Project Summary

Heritage Park's continued development will unfold in phases over three biennia. The improvements will follow a comprehensive planning effort scheduled for the 27-29 biennium, intended to refresh and update the park's original planning.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Heritage Park remains unfinished over 20 years after its groundbreaking in April 1998.

Following the official groundbreaking, the State completed foundational capital improvements for the North Capitol Campus to create the base physical layout of Heritage Park. However, the intended features that convey the heritage of our state, create a distinct sense of place, and support lively and diverse uses, are missing. These features include:

- Arc of Statehood – additional work is necessary to complete the Western Washington Inlet and the planned Eastern Washington Butte.
- Capitol Amphitheater - This amphitheater would be located near where Lake fair is conducted (corner of 7th Avenue and Water Street).
- Children's Play Area – This play area would be where the current restrooms and Parks Operations and Maintenance room is located.
- Olympic Green – This would be located near the corner of Water Street and 5th Avenue.

Heritage Park remains a nice but undistinctive park, falling short of goals the State embraced at groundbreaking in 1998.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The 1991 Master Plan for the Capitol of the State of Washington envisioned a cohesive and elegant northward-extending park space connecting the Capitol Campus to the City of Olympia and to Puget Sound. However, that design vision called for more than simply a public green space.

The State's Heritage Park is intended to *"symbolically connect the people of Washington to their state government and their common heritage."* (Heritage Park Predesign, 1994). From the very start, the park was envisioned to feature *"interpretive displays and other elements that celebrate the state's culture, history, and environment"*.

The Heritage Park Preservation and Improvements Project is intended to design and construct the "missing features" identified in the master plans as well as enhance the existing park features, such as the pathways and amenities.

This project is intended to form a cohesive foundational package for advancing Heritage Park and its environs as a tourist destination and an integral part of the State Capitol Campus. The proposed improvements respond to community expectations and directly support program development by providing visitors amenities at Heritage Park.

The project will preserve and enhance the park as well as add the missing features described above. This will require more resources to manage and maintain the Park.

This project is a priority because left unfinished, the State's investment is under-served, and the park does not meet its potential. It is not recognizable as a part of the Capitol Campus. It fails to connect over 500,000 visitors to the Capitol Campus to their shared heritage or showcase that heritage to visitors from beyond our state as the Park was intended to do.

The following is a general development plan subject to adjustment in the 29-31 planning process and subsequent funding requests:

29-31 Biennium (Phase 1):

- A detailed planning effort in the 29-31 biennium will refresh the park's 25-year-old Master Plan and lay out a logical sequence and priorities for Park completion when the Capitol Lake-Deschutes Estuary Environmental Impact

Statement (EIS) is completed and design in underway on the preferred alternative for long-term management of the waterbody.

- Coordination with the City of Olympia in determining how to incorporate Sea Level Rise Mitigation Strategies into the Heritage Park Plan.

31-33 Biennium (Phase 2):

- Design and construct new public restrooms on 7th Avenue to replace old restrooms on Water Street. Existing restrooms are substandard.
- Design and construct pedestrian and bicycle pathways, associated amenities, and landscaping.
- Install additional security cameras around the Park.
- Plan and construct the Eastern Washington Butte (concepts were presented and discussed in the 17-19 biennium).

33-35 Biennium (Phase 3):

- Design and construct the Olympic Green a formal, rectangular and open event space designed on a civic scale not unlike the National Mall, following the axis from the City’s Heritage Park Fountain toward the Capitol dome.
- Design and construct the Lawn Amphitheater, to accommodate outdoor performances and gatherings.
- Evaluate the need to design and construct the “Children’s Playground”. City currently has a water park across 5th Avenue that embodies the concept of a children’s playground. Update the plans accordingly.

Heritage Park will be included in the focus of a number of initiatives in the next few biennia, including the results of the Capitol Lake EIS and further actions to mitigate sea level rise impacts on the park and downtown Olympia. It is critical to begin the planning process to accommodate these initiatives.

a) When will the project start and be completed?

Phase 1	7/2029 - 1/2031
Phase 2	7/2031 - 1/2033
Phase 3	7/2035 - 1/2037

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing is described in question 2.

3. How would the request address the problem or opportunity identified in question #1?

The 1991 Master Plan for the State Capitol envisioned a cohesive and elegant northward-extending park space connecting the Capitol Campus to the City of Olympia and to Puget Sound. However, that design vision called for more than simply a public green space. The 2006 Capitol Master Plan specifically identified the importance of the parks-Heritage, Marathon and the Interpretative Center to the Capitol Campus.

The State's Heritage Park is intended to *"symbolically connect the people of Washington to their state government and their common heritage."* (Heritage Park Pre-design, 1993) From the very start, the park was envisioned to feature *"interpretive displays and other elements that celebrate the state's culture, history, and environment"* (Ibid).

This project is intended to form a cohesive foundational package for advancing Heritage Park and its environs as a tourist destination and an integral part of the State Capitol Campus. The proposed improvements respond to community expectations and directly support program development by providing visitor services foundational amenities at Heritage Park.

4. What alternatives were explored?

No Action - Left unfinished, the State's investment is under-served, and the park fails to meet its potential. It is not recognizable as a part of the Capitol Campus. It fails to connect our citizens to their shared heritage or showcase that heritage to visitors from beyond our state.

Heritage Park will never achieve its envisioned potential for statewide public benefit or fully exploit its educational and recreational value, despite the significant statewide cost to develop it. Heritage Park will function as a disconnected open space rather than a part of Capitol Campus, lacking a coherent theme(s), content, and basic amenities and infrastructure to support visitors.

Heritage Park will fail to generate tourism, increase cultural and recreational opportunities for the public or rise to any significant level of cultural, symbolic or aesthetic importance. Heritage Park remains a nice but undistinctive park, falling short of goals the State embraced at groundbreaking in 1998 and re-affirmed with successive funding and investment.

Incremental Improvements – This is the preferred alternative in that with the uncertainty of the results of the Capitol Lake EIS and decisions flowing from that, it is appropriate to develop and implement a phased approach to the development of Heritage Park embodying flexibility.

Complete development as quickly as possible – This approach does not take into account the impacts of potential decisions based on the results of the EIS. More clarity will evolve as that project moves into its design and permitting phase.

a) Why was the recommended alternative chosen?

The incremental improvements approach will phase out the project to allow for project flexibility.

5. Which clientele would be impacted by the budget request?

The Capitol Campus receives over 500,000 visitors each year, many of whom also visit our parks. Many more West Campus visitors, as well as other tourists to Olympia could be expected to visit Heritage Park in the future if it offered the attractions of a true extension of the Capitol Campus, with heritage and interpretive features. In addition, the Park would be used more frequently by the local community.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This request works to implement the vision first described in the 1991 Master Plan for the Capitol of the State of Washington, and subsequent Master Plan updates. (The 2006 Capitol Master Plan specifically identified the importance of the parks-Heritage, Marathon and the Interpretative Center to the Capitol Campus). These in turn are

derived from design concepts illustrated by the original State Capitol architects in 1911 and the 1928 Olmstead landscape plan.

The project supports the Governor's Strategic Framework goals: Prosperous Economy through increased tourism; Sustainable Energy and a Clean Environment and for Healthy and Safe Communities, by providing a world-class park facility and outdoor recreational resource.

The project supports agency strategic direction in its support for a vision of "enabling government to best serve the people of Washington," and delivering excellence, with cost-effective and integrated solutions.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This project is linked to the 721 Columbia Street Building Demolition Project. 721 Columbia Street Building is part of Heritage Park. This site has been identified as a potential site to relocate the current DES Grounds staff and WSP daily operations from the back side of the Heritage Park Restrooms Building should the restroom building be redeveloped or to separate the daily park operations from public restrooms and visitor park amenities. The initial planning effort in this project will further explore these options.

References:

- *State Capitol Heritage Park: Concept Feasibility Study*, Jones and Jones, 1986.
- *Heritage Park Implementation Strategy*, Jones and Jones, 1988.
- *Heritage Park: The Capitol Green-A Celebration of Washington's Heritage: Final Predesign Study*. Portico Group and SWA Group, 1994.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Cherberg – Exit Lights

CBS ID:	40000355	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	41
Program:	Major Projects	Starting Fiscal Year:	2030

Project Summary

This project will replace aged exit lights in the Cherberg building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The existing exit lights are past their useful life. These lights are necessary for life safety and are a code requirement for safe building egress.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will replace aged exit lights in the Cherberg building.

a) When will the project start and be completed?

Construction | 7/2029 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in on biennium to reduce project costs and tenant interruptions.

3. How would the request address the problem or opportunity identified in question #1?

Exit lighting components are aging and may soon fail, causing a risk to health and safety for building occupants. This project will help preserve the asset and is a priority

for the life and safety of the occupants. Risk of not funding this project would result in on going repairs and replacement costs.

4. What alternatives were explored?

The alternative is to replace the exit lights as they fail. However this leads to higher operating costs and inconvenience for the building occupants and also the risk of life safety violations.

a) Why was the recommended alternative chosen?

Replacing the exit lights will guarantee that they will continue to work and that the building will be in compliance with all fire and life safety code requirements.

5. Which clientele would be impacted by the budget request?

The Senate and caucus staff who occupy the building, Capitol Campus employees as well as regular community visitors and stakeholders will all benefit from the vital preservation of this historic building. The building is an important part of the historic West Capitol Campus and exit lights are important for life safety and code requirements.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the: [Governor's Results Washington](#):

- Goal 5 – Efficient, effective & accountable government:
 - Increase customer satisfaction;
- 2.2 Reduce the cost of energy at state owned facilities. [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington.
- Goals: Deliver exceptional services; reduce the overall cost of government operations; Set a standard for continuous improvement. [2006 Master Plan for the Capitol of the State of Washington](#):

- Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services;
- Principle 3 – Facility projects employ the highest standards of environmental protection;
- Principle 4 – Preserve historical properties;
- Principle 5 – Quality designs at the Capitol Campus;
- Principle 6 – Use high-performance standards for major building rehabilitations;
- Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health. DES Capital Plan priorities for excellence in stewardship, safety and sustainability.

8. For IT-related costs:

May be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Old Cap – Restroom Upgrade

CBS ID:	40000356	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	42
Program:	Major Projects	Starting Fiscal Year:	2030

Project Summary

This project will address necessary upgrades to the restroom facilities at the Old Capitol Building. The restroom fixtures, countertops, and plumbing fixtures are decades old, and all restroom spaces are in need an overall interior upgrade.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The restroom facilities are in overall poor condition, which creates challenges to maintaining a safe and clean environment.

This request is a priority due to the worsening conditions of the restroom facilities, and the increasing costs of building materials, construction services.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Funding this request will create new and upgraded restroom facilities for the Old Capitol Building to meet modern building code and provide interior restroom spaces to meet the needs of the next century.

a) When will the project start and be completed?

Design	7/2029 - 11/2029
Construction	1/2030 - 6/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project could be phased to allow for the completion of all restrooms while minimizing impacts to clientele.

3. How would the request address the problem or opportunity identified in question #1?

Funding this project will compensate for decades of deferred maintenance and complete comprehensive restroom facility upgrades to the historic Old Capitol Building.

4. What alternatives were explored?

The observably outdated conditions of the restroom facilities provide little alternative but to conduct a comprehensive upgrade of all fixtures and features to provide a clean and safe environment. These upgrades will also provide update to modern building code and establish new restroom facilities to meet contemporary need and function.

a) Why was the recommended alternative chosen?

There is no alternative other than a comprehensive upgrade to the bathrooms.

5. Which clientele would be impacted by the budget request?

As the primary tenant, the Washington State Superintendent of Public Instruction office and the visiting public would benefit most from the restroom upgrades.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#), specifically Policy 4.1, whereby "the state shall apply preservation planning

methodology to the ongoing care of State Capitol properties...” It also supports Policy 4.2 regarding adoption of national standards, such as the U.S. Secretary of the Interior’s Standards. This policy promotes modeling “...the best of historic preservation practice...for the care and stewardship of the public and historic facilities of the State Capitol, to facilitate public access, use and enjoyment of these assets, and to carefully preserve them for the benefit of future generations.” (SHB 1995, Chapter 330, Laws of 2005) The work scope for this exterior cleaning is in keeping with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties for [Preservation](#).

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Please see attached photo:



13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Dolliver – Modernization

CBS ID:	40000464	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	43
Program:	Major Projects - Modernization	Starting Fiscal Year:	2032

Project Summary

This request will address critical repairs and upgrades to the historic 1914 Dolliver Building, including replacing, and upgrading the HVAC systems, replacing the boiler (original to the building), repairing building exteriors, completing recommended seismic upgrades, and providing other building upgrades.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Capitol Court's outdated systems cause extreme temperatures, affecting tenant comfort and productivity. Employees use personal fans and heaters, which hampers efficiency and overall production within the building.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Complete phased repairs to the historic Dolliver Building, a 23,400 square foot building, which was constructed in 1912 to serve as the Olympia Post Office. Following a major renovation in 2000, it became home to the Secretary of State's Corporations Division.

The "2012 Investment Grade Audit for the Dolliver Building Energy Upgrades" that was conducted by University Mechanical recommended replacing the original 100-year-old boiler and upgrading the HVAC system. The boiler was converted from coal to natural gas at some point but given the age of the boiler and the modified heat source, the combustion efficiency is very low by today's energy standards. The water source heat pumps were installed in 1999. There is an opportunity to greatly improve energy efficiency and performance, tenant comfort, and reduce utility costs through replacement.

In 2018, Sargent Engineers, Inc. completed the "Structural Calculations for Dolliver Building Seismic Evaluation." The report included a number of recommendations to improve the strength of the building and its performance in the event of an earthquake.

The Secretary of State Corporation's office plans to relocate to a new facility in Tumwater. This facility is in design and expected to be complete around mid-2025. The vacancy in the Dolliver Building will provide an ideal time to rehabilitate the building and upgrade its systems.

This project will address the following building components:

- Upgrade HVAC system
- Replace century-old boiler for energy efficiency and performance
- Implement seismic improvements included in the December 2018 report
- Repair terrazzo floor
- Exterior
- Plan and construct tenant improvements for new tenant
- Fire/life safety upgrades

Exterior preservation of the building will address drainage problems, replace the existing roof, and clean and repair exterior cladding and mortar. The scope of this project was initially phased across two biennia, but the opportunity to do all HVAC in one biennium while the building is vacant to optimize contractor efficiency and eliminate impact to a tenant in occupied space supported the decision to combine the two efforts.

This project supports the preservation of an asset:

- Upgrading the HVAC system will reduce operating and energy costs with a more efficient and controllable system.
- Replace century-old boiler for energy efficiency and performance
- Repair terrazzo floor for safety needs
- Implement seismic improvements included in the December 2018 report
- Exterior preservation
- Plan and construct tenant improvements for new tenant

This project will include planning and construction of targeted tenant improvements for a new tenant and will improve the strength of the building and improve its performance in the event of an earthquake.

a) When will the project start and be completed?

Pre-Design	2031 - 2033
Design	2033 - 2035
Construction	2035 - 2037

b) Identify whether the project can be phased, and if so, which phase is included in the request.

While this project could potentially be phased, doing so would result in missed opportunity to maximize the value of working in a vacant building. Additionally, a phased approach could result in far greater impact to the future tenant and possibly an extended period of building vacancy. It is anticipated that this project will be completed in one biennium.

3. How would the request address the problem or opportunity identified in question #1?

The following improvements, repairs, and upgrades will extend the building's life and make it ready for its next agency tenant. These repairs will also reduce operating costs, reduce maintenance costs, reduce greenhouse gas emissions, increase performance, and preserve this historic building.

- Exterior preservation: Repair sandstone and terra cotta exterior, including removing and retooling spalls and loose surface crusts in the sandstone; installation of flashings or other protector for the cornice; grind out and repoint all joints and patch cracks in the sandstone. Repair cracks in exterior stucco and concrete to prevent water infiltration. Install a new roofing membrane and positive drainage at the loading dock roof; provide safety railing and fall protection; repair leaking roof slab and flashing cracks.
- Mechanical System: Upgrade the HVAC system, including replacement of the century-old boiler and associated ductwork and equipment; improvements to the pumping and piping system; a new boiler stack; replacement of heat pumps that are past their useful life, including new outdoor air dampers and a new booster pump for the radiant heating loop.

- Perimeter Drainage: Complete repairs to the perimeter storm drainage system, including repair or replacement of failed foundation drains and other malfunctioning equipment and drainage material.
- Structural/Seismic: Additional shear walls constructed on each level of the building (including addition), including new footings and/or modifications to the existing footings. Install anchorage of the wood diaphragm in the addition and foundation dowels below the shear walls into the foundations, addition of steel roof framing attachments, brace the mechanical and fire suppression pipes above the ceiling on all floors, add glazing to windows over 16 ft² where required, and brace the chimney cap.
- Architectural/Tenant Improvements: Repair terrazzo floor. Repair plaster cracks; plan and complete tenant improvements for new tenant.

The ideal time to complete a building renovation is while the building is empty. DES anticipates that the Secretary of State offices will relocate in the years prior to the beginning of this project and enable work to progress expeditiously.

The improvements, repairs and upgrades will extend the building's life and make it ready for its next agency tenant. These repairs will also reduce operating costs, reduce maintenance costs, reduce greenhouse gas emissions, increase performance and preserve this historic building.

Exterior preservation must be completed to preserve the exterior finishes as well as the structural components of this historic building. This will repair damage already done to the building as well as preserve it for future generations. Repair of the leaking roof slab and flashing cracks and the installation of a new roofing membrane and positive drainage at the loading dock roof will prevent further water infiltration; the safety railing and fall protection will enable future repairs while protecting worker health and safety.

Upgrading the HVAC system will vastly improve the building's energy performance and lower the annual operating costs. This work will include: replacement of the century-old boiler and associated ductwork and equipment, improvements to the pumping and piping system, installation of a new boiler stack, replacement of heat pumps that are past their useful life, new outdoor air dampers and a new booster pump for the radiant heating loop.

Completing the repairs to the perimeter storm drainage system, including repair or replacement of failed foundation drains and other malfunctioning equipment and drainage material will protect and preserve the foundation of the building.

It is crucial that DES complete the recommended seismic upgrades in order to protect safety as well as preserve the historic structure.

4. What alternatives were explored?

Alternatives:

Phasing or separating the work is an option by specialty, such as HVAC can be separated from the flooring work. However, HVAC and seismic work is recommended to be done in the same phase.

No Action will result in unpredictable emergency needs and make it difficult to find a tenant until this work is complete. There is a life/safety risk for deferring the structural/seismic upgrades, and the consequences of delaying the HVAC upgrades will be higher energy costs and lower building efficiency. Deferral of exterior preservation risks loss of the historic integrity of the building, as well as further deterioration of the asset caused by on-going leaks.

a) Why was the recommended alternative chosen?

This modernization is prioritized based on the relative condition of Dolliver in relation to DES's building portfolio, as documented in the facility condition assessment (2023).

5. Which clientele would be impacted by the budget request?

This 1914 historic building is in need of repair and replacement of key building systems in order to make it ready for the next tenant and to preserve the building for future generations. The anticipated departure of the current tenant will provide an ideal opportunity to complete a thorough renovation project and complete it in an efficient manner. The empty building also provides the unique opportunity to more thoroughly complete systems testing and commissioning operations.

The outgoing tenants gain the opportunity to continue their operations without imposition of construction activities and the incoming tenants will move into a building that is substantially upgraded and repaired and finished out to their specifications.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies' effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen's investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.
- DES Capital Plan priorities for excellence in stewardship, safety and sustainability.
- Statutory stewardship responsibilities for State Capitol Public and Historic Facilities described in RCW 79.24, including the Secretary of the Interior's Standards for Treatment of Historic Properties.

8. For IT-related costs:

No.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

- 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Installing high-efficiency equipment will substantially lower energy consumption, supporting state goals for reduced greenhouse gas emissions and adherence to Clean Buildings performance standards.

- 11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The 2023 Facility Condition Assessment underscores the importance of the upgrades, emphasizing the need for immediate action to avoid disruptions and increased future costs.

- 13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

Not applicable.

NRB - Modernization

CBS ID:	40000465	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	44
Program:	Major Projects - Modernization	Starting Fiscal Year:	2034

Project Summary

This request is for a predesign to explore options for design and construction to renovate essential building systems and office space and improve the seismic infrastructure of the Natural Resources Building (NRB).

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Many of the systems in the NRB, which was constructed in 1992, require replacement or major repairs. This preservation project is needed to preserve the asset in order to extend its useful life for another 30 years or more.

Issues within the building include:

- The escalator that connects the NRB rotunda to the lower parking levels is aging and in need of removal or modernization. The NRB has one escalator, and it only travels from NRB Parking Garage P2 level to the NRB Lobby. Passengers must use the garage elevators to access the other two garage levels (P1 and P3) and to move from the lobby to the Garage P2 Level.
- The rotunda flooring has become cracked and spalled in places and is in need of repairs to uphold its physical integrity.
- NRB's 29-year-old lighting controls have failed and can no longer centrally control the lighting throughout the building. When lighting fails to respond to programming, it creates a significant distraction and disruption to workers as lights unpredictably turn off.
- The building's exterior envelope including the exterior insulation finishing system (EIFS) and the building's windows have failed or are failing. An Investigative and Design for NRB, January 2012, recommended Repair of the EIFS and replacement of the windows.

- The NRB stormwater line is damaged and is in need of repair or replacement.
- There is remaining seismic work required in order to strengthen the building in the event of an earthquake.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This funding will be used for the predesign, design and construction for NRB preservation.

a) When will the project start and be completed?

Pre-Design	9/2033 - 9/2034
Design	9/2035 - 1/2036
Construction	7/2037 - 6/2039

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Project phasing will be assessed during the predesign phase.

3. How would the request address the problem or opportunity identified in question #1?

The project will:

- Remove the NRB Garage escalator and replace it with stairs to provide an alternative to the elevator for travel to all three levels of the garage.
- Repair of the terrazzo floor in the Rotunda and return this grand space to its design intention.

- Replace lighting panels, switches, and wiring throughout the building's electrical system to both enhance the functionality of the interior spaces as well as the energy efficiency of the building.
- Repair all of the exterior insulation finishing system (EIFS), and repair and reinstall all of the building's windows to protect both the interior finishes and the structural components of the building as recommended by the Investigative and Design for NRB, January 2012.
- Completion of the remaining seismic work to enhance life/safety in the event of an earthquake.

The NRB is 30 years old and many of the systems in the building require replacement or major repairs. This preservation project is needed to preserve the asset in order to extend its useful life for another 30 years or more. Without this project, the asset will deteriorate at an accelerated pace and the State will miss an opportunity to further Executive Order 20-01.

The asset will continue to deteriorate and at an accelerated pace, impacting the useful life of the building and the cost of future repairs.

4. What alternatives were explored?

The predesign will inform the discussion of alternative approaches to this preservation project.

a) Why was the recommended alternative chosen?

The predesign will inform the discussion of alternative approaches to this preservation project.

5. Which clientele would be impacted by the budget request?

The NRB is home to several agencies and has served them for 30 years. However, due to the age of the building, it needs attention in several key areas to keep it in service for the next 20-30 years.

The tenants will benefit from a functioning building that is free from water intrusions, has better quality-controlled lighting, better traffic flow between the lobby and the parking garage, more energy-efficient building systems, and increased confidence in the seismic strength of the structure.

The details of a potential swing space requirement to relocate the tenants during construction and the implementation plan will be determined during the predesign phase of this project.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports:

- The [Governor's Results Washington](#) goals:
 - Goal #5 Efficient, effective and accountable government by increasing customer satisfaction, in this case state agencies.
 - Goal #3 Sustainable energy & a clean environment by reducing energy consumption.
- DES agency strategies, priorities and initiatives:
 - Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
 - DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - and is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Yes, more efficient lighting, better lighting controls, potentially incorporating daylighting in the lighting controls, new energy-efficient windows, and improved insulation will all contribute to improved energy efficiency.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

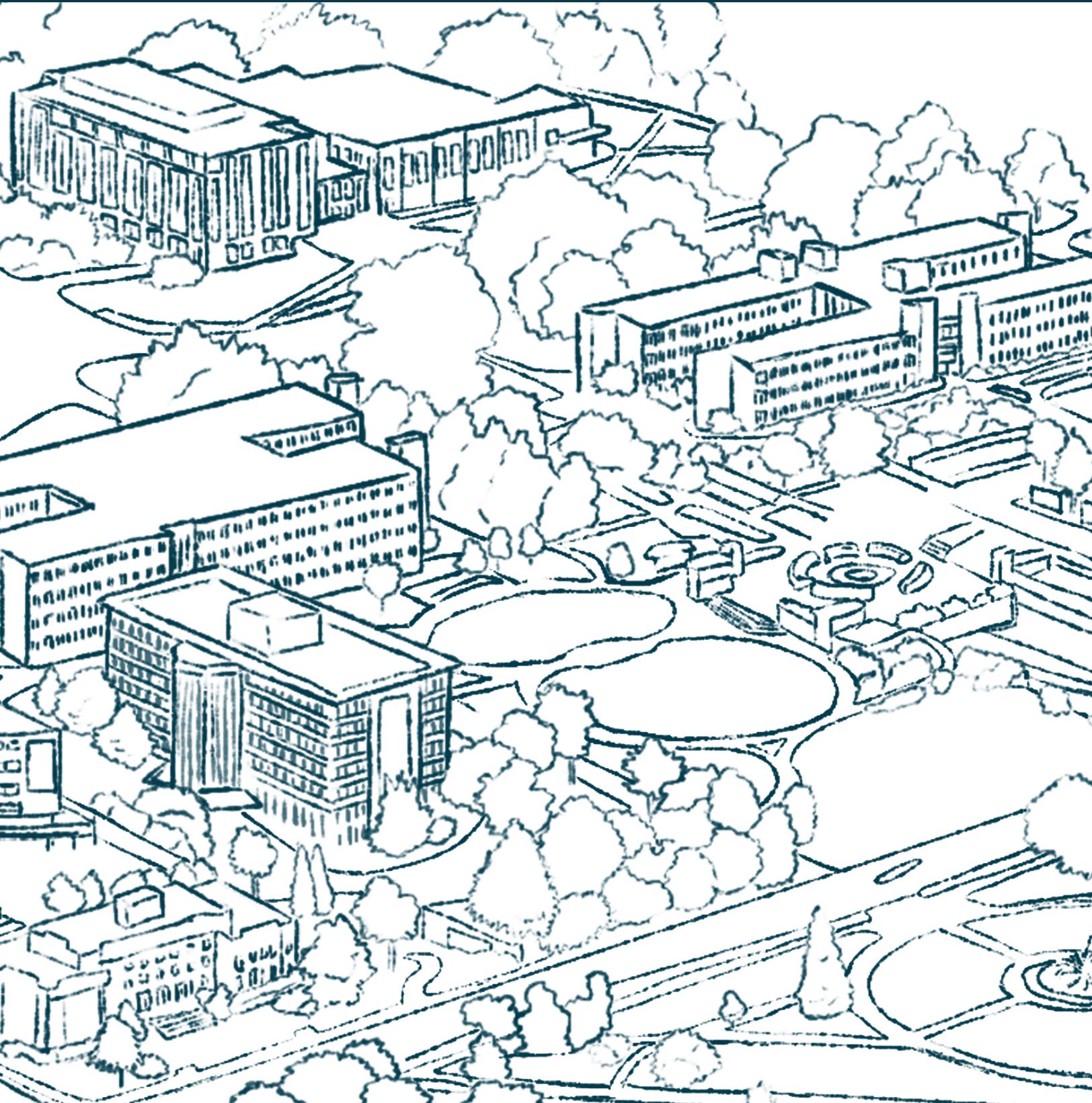
12. Is there additional information you would like decision makers to know when evaluating this request?

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Tab C – Program Projects



Facility Professional Services Staffing

Project ID:	40000244	Project Class:	Preservation
Subproject Number:	Not applicable	Agency Priority:	1
Program:	Not applicable	Starting Fiscal Year:	2025

Project Summary

The Department of Enterprise Services (DES) is responsible for statewide capital project management and the administration of public works contracting, worth millions of dollars for hundreds of state facilities across Washington. For client agency-owned facilities throughout the state, FPS project management services avoid approximately 50% in project management costs for the state.

Funding is needed to support the staffing costs associated with providing comprehensive project management support to capital projects.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Department of Enterprise Services (DES) manages hundreds of public works projects on behalf of other state agencies, boards, commissions, community colleges, and local jurisdictions (RCW 43.19.450). DES also provides free project management services for emergency projects at state facilities and colleges.

DES' Facility Professional Services Division (FPS) manages projects from cradle to grave ensuring projects follow public works laws ensuring project objectives and qualities are met, and delays and cost escalations are avoided. DES is the state's expert in capital project management, public works implementation, engineering and environmental services, contract management, construction management, and contract claims resolution.

DES FPS has various programs, each with a specialized focus in providing comprehensive project management services:

Engineering and Architectural Services (E&AS) Program: This team serves as the public works authority and project managers for state agencies, boards, commissions, community colleges and some local jurisdictions.

Planning and Project Delivery (PPD) Program: This team of project managers oversees the preservation, redevelopment, and future development of the State Capitol Campus and other DES-managed facilities, which are occupied by 52 state agencies.

Public Works Contracting: This team provides contract administration, aiding bidding, contracting, and administering consultant and public works contracts.

Claims and Disputes: This team addresses design and construction-related claims and disputes for DES and all its clients, collaboratively resolving issues with consultants, contractors, and legal teams.

Capital Projects Advisory Review Board (CPARB): DES FPS dedicates staffing and administrative support to CPARB, established by the Legislature in 2005, contributing to enhancements in public works contracting methods through reviews and guidance. CPARB also advises the legislature on policies related to public works delivery and contracting.

Business Diversity: This team promotes equity for small and diverse businesses in public works contracting, identifying barriers and strategizing to implement improvements.

Legislative Campus Modernization: This specialized team manages the Legislative Campus Modernization project, which encompasses the Irv Newhouse Building replacement, Joel Pritchard State Library building rehabilitation and expansion, and John L. O'Brien Building renovation.

The problem: The funding calculation for comprehensive project management services has not kept up with changing conditions. This is leading to diminished levels of service and increased project risks due to limited project management capacity. The funding calculation must be updated.

The current calculation is complicated, confusing, and cannot sustain the appropriate level of staffing to continue providing high-quality, comprehensive project management services for the projects funded by the Legislature in the capital budget.

For the 2023-2025 biennium, the Legislature appropriated \$24 million for Facility Professional Services Staffing (40000244). However, for the same biennium, the Legislature funded capital projects at a level that required higher staffing levels than the appropriation could support. DES needed an added \$4.3 million to provide the staffing support required for the capital projects funded by the Legislature.

While the Legislature provided an additional \$2.3 million in the 2024 supplemental budget to help close the funding gap and avoid severe delays in starting funded projects, the state

needs a long-term staffing solution.

Current workloads are not sustainable and need to be right-sized. At the current funding levels, staff have, on average, only one to two hours per week to dedicate to each project, affecting their ability to provide effective capital project management to state agencies and state facilities, and increasing risk to the projects. Current impacts include:

- Potential for delaying the start of legislatively funded projects due to insufficient funds to hire the staff to manage those projects.
- Delays to plans and specification review, solicitation document development, bid reviews and requests for information requests (RFIs), change orders and field authorization approvals, and more.
- Increased project costs due to problems not being addressed promptly, lost work time, project delays, increased labor hours waiting for project management response, increased equipment rental hours, increased administrative time and other aspects of project costs.
- Risk of increased response time during an emergency situation such as an HVAC or energy system outage, public health or safety concern, flood or other natural disaster. Prompt response in emergency situations is critical to keep cost down and ensure safety.
- Project results that don't meet desired scope and specifications due to insufficient time for quality control.
- Increased risk of bid protests, affecting project completion and increasing costs.
- Decreased quality in design, bidding, and construction documentation, affecting permit schedules and cost estimates.
- Reduced ability to engage with new, small contractors to ensure they understand how to work with the state.
- Strained working relationships with client agencies often related to high turnover impacting timely services and project continuity, with some projects seeing four new project managers along the way.
- Escalated legal and other costs from increased claims and disputes due to reduced oversight and documentation.
- High FPS staff turnover when project managers leave for jobs with more reasonable workloads and higher pay.

The solution: DES is proposing an updated staffing model that improves transparency and accuracy, reduces the past reliance on a standard formula approach that doesn't take into consideration the different types of projects DES is tasked with managing, and provides the funds necessary to support reasonable workloads for project managers. The updated staffing model proposes:

- **DES projects (PPD):** Use the “agency managed” calculation in the C-100. The increased complexity and environment of managing projects on the Capitol Campus require this level of support.
- **Client agency projects (EAS):**
 - Use an updated version of the current variable formula for major projects (projects over \$1.5 million).
 - *Proposed updated formula: $(POWER(ProjectValue, -0.65) * 100 + 0.020)$*
 - *Current formula: $(POWER(ProjectValue, -0.65) * 100 + 0.016)$*
 - Use a flat 5% fee for minor projects (projects less than \$1.5 million).
 - This will increase funding to sustainable levels while also keeping a significant cost avoidance from the C-100 calculation for these projects.
- **DOC/DSHS Staffing:** Request funding needed to support the fully loaded costs of these full-time employees (FTEs).
- **Legislative Campus Modernization:** Request funding needed to support the current project team.
- **CPARB, Supplier Diversity and Finance Staff:** Request funds based on fixed costs of these FTEs.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The funding will provide the staffing levels required for comprehensive project management services for the projects funded by the Legislature in 2025-2027 biennium. It will also allow funded projects to begin on time and maintain the 50% cost avoidance in project management costs for the state.

Note: The DES request is based on the projects funded in the 2023-2025 biennium as a placeholder. The staffing model will need to be updated with each iteration of budget proposals (Governor, House, Senate, Compromise) to calculate the right funding levels.

a) When will the project start and be completed?

Not applicable

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Not applicable

3. How would the request address the problem or opportunity identified in question #1?

Per state law, DES manages and oversees public works project management for state agencies, boards, commissions, community colleges, and some local jurisdictions (RCW 43.19.450).

Implementing this new staffing model will allow DES to provide the right level of project management support to the projects funded by the Legislature and:

- Reduce risk of project delays from inadequate staffing.
- Reduce budget increases due to inadequate project management time.
- Meet needed level of quality assurance:
 - Follow all state laws, local codes, and legislative direction, reducing risk of protests or lawsuits.
 - Reduce mistakes or oversights.
 - Complete scheduled project milestones on-time, preventing unnecessary cost increases.
 - Promptly address project conflicts, avoiding claims and disputes.
 - Prompt coordination with contractors, reducing labor hours spent waiting.
- Improve service and project continuity for client agencies through increased staff and decreased turnover.
- Successfully meet the project requirements with added time to find and manage risks early and often.
- Reduce project delays from insufficient administrative support throughout the life of the project, including project documentation and oversight needed for permit schedules, cost estimates, and to prevent claims.

Not funding, or underfunding this request will result in:

- Failure to consistently follow public works procurement and other applicable public works laws.
- Project delays, budget increases, and claims and disputes.

4. What alternatives were explored?

Do Nothing- Maintaining the status quo by continuing to use the outdated staffing model would be catastrophic to DES, client agencies and projects funded around the state, resulting in:

- Increased risk for delays in funded projects throughout the state.
- Increased bid protests and lawsuits, affecting a project's ability to be completed on time and within budget.
- Lower design, bidding, and construction documentation due to a lack of oversight and review by a qualified professional staff, increasing risk in case of legal action.
- Lower construction quality at state facilities and increased project schedules due to a lack of quality assurance and contract compliance by qualified professional staff.
- Increased number of changes and related costs (such as change orders) due to a lack of contract compliance and quality assurance/quality control by a qualified professional staff.
- Increased number of contract disputes and construction claims due to a lack of quality assurance on designs and lack of construction management.
- Increased legal and other costs from claims and disputes due to a lack of professional oversight and documentation provided by qualified professional staff.
- Low service quality for client agency due to continued high turnover and lack of project management continuity.

Use C-100 to Calculate PM Costs- Use the "agency-managed" feature in the C-100 to calculate the project management fees for each capital project. Under this option, the appropriation to DES for project management fees would have more than doubled in comparison to using the outdated staffing model.

It also does not consider the different needs of each project management group, potentially overfunding some areas while just meeting the needs of others.

a) Why was the recommended alternative chosen?

The recommended alternative was selected because it provides DES with the resources needed to provide the appropriate level of project management support to the projects funded by the legislature and provides the most cost-effective solution for project management to capital projects across the state.

5. Which clientele would be impacted by the budget request?

The clientele that would be impacted by this request includes:

- All Washington State Community and Technical Colleges and the communities that access their facilities
- Department of Corrections and the communities that access their facilities
- DSHS and the communities that access their facilities
- Other state agencies that own facilities and the communities that access those facilities.
- Local jurisdictions that look to DES to receive cost-effective project management solutions.
- All visitors and 52 state agency tenants of the Capitol Campus and DES-owned facilities
- The design and construction business communities, particularly the small business community where many statewide efforts are being made to increase attention. Not funding this will reduce the ability to make thoughtful efforts to ensure state contracting barriers to small businesses are mitigated.

6. Does this project or program leverage non-state funding? Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

Results Washington:

- Goal #2: Prosperous economy.
- Goal #3 Sustainable energy & a clean environment by improving energy efficiency.
- Goal #5 Efficient, effective and accountable government.

DES Mission, Vision, Values

- Mission: Strengthening the business of government for a sustainable and just future.
- Vision: To deliver seamless government solutions that improve the lives of every Washingtonian
- Values: BE the change, EMBRACE the journey, SERVE with intention, DEFY convention, LEAD with love

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking. Please elaborate.

This request provides the project management services needed to complete projects that meet established statewide goals to reduce carbon pollution and improve energy efficiency.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES provides project management support to capital construction projects across the state, including those in vulnerable communities. Additionally, DES uses contractors

and vendors throughout the state, putting a focused effort on small and diverse businesses.

- 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

Not applicable.

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

Reference CBS budget submittal attachments.

- 14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed**

Not applicable.

- 15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

This request provides the project management services needed to complete statewide capital projects, some of which contribute to the Governor's Salmon Strategy.

Proposed Approach

Proposed Approach <i>Use agency PM support calculation in the C-100 for DES Projects (excluding LCM)</i> <i>Use current staffing formula for all other projects, with a small modification's</i> Add costs of DOC/DSHS Staffing Add costs for LCM Team Add costs of CPARB, Public works, Finance		
Program	Appropriation	Notes
EAS	\$ 19,180,000	
DOC/DSHS Staffing	\$ 1,358,000	
Delivery	\$ 4,178,000	
LCM	\$ 3,741,000	Using C-100 calculation, PM fee would be \$7.1M
CPARB (1.5 FTE)	\$ 707,000	
Public Works Business Diversity (3 FTE)	\$ 1,146,000	
Capital Finance/Accounting (2 FTE)	\$ 563,000	
Total	\$ 30,873,000	

2025-2025 Funding

Distribution of 23-25 Appropriation <i>Report used for 23-25 Approp included agencies it shouldn't have. This resulted in the FPS approp being \$3M more t than it should have.</i>	
Appropriation	
Biennial	\$ 23,951,000
2024 Supplemental	\$ 2,300,000
Total	\$ 23,951,000

Corrected 23-25 Appropriation <i>Removes projects/agencies that shouldn't have been captured in the FPS staffing report.</i>	
Appropriation	
Total	\$ 20,433,000
2024 Supplemental	\$ 2,300,000
Total	\$ 20,433,000

23-25 Biennial Project List- DES Staffing and LCM Removed

										Proposed Option					
										=POWER(A3,-0.65)*100+0.016	5%	=POWER(A3,-0.65)*100+0.020			
										Current Funding- Biennial Budget	Adjusted Current Funding- Updated to Remove Agencies that should have been excluded.	C-100 ¹ Use "Agency managed" as PM selection in C-100	Minor Works at 5% Sets the % for MW at 5%. Major project calc for EAS remains the same.	Adjusted % w/ Updated Formula	Minor Works at 5% Sets the % for MW at 5% AND Minor update to the major project calc for EAS.
Agency	Project Type	Project	Total Approp	Percentage	DES Fee	DES Fee	Fee Using C-100	MW at 5%							
DFM	Major	Emergency Repairs (40000005)	4,000,000	2.1%	84										
WSP	Major	Crime Laboratory I-5 North Corridor Consolidated Facility (30000290)	7,200,000	1.9%	140	140	684,566	140,323	2.3%		169,123				
WSP	Major	Crime Laboratory South I-5 Corridor Consolidated Facility (40000072)	8,600,000	1.9%	164	164	801,507	164,335	2.3%		198,735				
WSP	Minor	Fire Training Academy Roof Replacement (40000077)	572,000	3.4%	20	20	21,005	28,600			28,600				
WSP	Minor	FTA Minor Works and Repairs - Pavement (40000076)	96,000	7.4%	7	7	3,527	4,800			4,800				
WSP	Minor	FTA Minor Works and Repairs - Training Props (40000075)	141,000	6.1%	9	9	5,191	7,050			7,050				
WSP	Minor	Seattle Crime Laboratory Generator Replacement (40000081)	450,000	3.7%	17	17	16,603	22,500			22,500				
WSP	Major	Vancouver Crime Lab - New Roof (30000240)	1,594,000	2.5%	40	40	177,044	40,325	2.9%		46,701				
MIL	Major	Camp Murray Bldg 34 Renovation (40000192)	8,340,000	1.9%	160	160	779,748	159,889	2.3%		193,249				
MIL	Minor	Camp Murray Bldg 47 and 48 Barracks Replacement (40000190)	853,000	3.0%	26	26	31,435	42,650			42,650				
MIL	Minor	Camp Murray Bldg 65 Barracks Replacement (40000191)	764,000	3.1%	24	24	28,144	38,200			38,200				
MIL	Major	Central Building Automation System for National Guard Buildings (40000298)	2,227,000	2.3%	52	52	236,708	52,293	2.7%		61,201				
MIL	Minor	Field Maintenance Shop Addition-Sedro Woolley FMS (40000104)	874,000	3.0%	26	26	32,164	43,700			43,700				
MIL	Minor	JBLM Non-Organizational (POV) Parking Expansion (40000196)	650,000	3.3%	21	21	23,935	32,500			32,500				
MIL	Major	Joint Force Readiness Center- Replacement (30000591)	54,000,000	1.7%	915	915	3,829,288	914,855	2.1%		1,130,855				
MIL	Major	Kent Readiness Center Water Damage Repairs (40000311)	2,276,000	2.3%	53	53	241,568	53,204	2.7%		62,308				
MIL	Major	King County Area Readiness Center (30000592)	6,000,000	2.0%	120	120	581,790	119,570	2.4%		143,570				
MIL	Minor	Bremerton Readiness Center Boiler Replacement (40000302)	722,000	3.2%	23	23	26,499	36,100			36,100				
MIL	Minor	Camp Murray Building 15 HVAC Components Replacement (40000304)	476,000	3.6%	17	17	17,521	23,800			23,800				
MIL	Minor	Camp Murray Building 20A Roof Replacement (40000306)	172,000	5.6%	10	10	6,299	8,600			8,600				
MIL	Minor	Camp Murray Building 3 Roof Replacement (40000307)	928,000	2.9%	27	27	34,175	46,400			46,400				
MIL	Minor	Camp Murray Building 5 Restroom Renovation (40000303)	154,000	5.8%	9	9	5,745	7,700			7,700				
MIL	Minor	Camp Murray Building 8 HVAC Repairs (40000308)	140,000	6.1%	9	9	5,191	7,000			7,000				
MIL	Minor	Kent Building 506A Roof Replacement (40000309)	192,000	5.3%	10	10	7,037	9,600			9,600				
MIL	Minor	Longview Readiness Center Renovation (40000320)	126,000	6.4%	8	8	4,637	6,300			6,300				
MIL	Minor	Moses Lake Readiness Center HVAC Component Replacement (40000310)	814,000	3.0%	25	25	29,573	40,700			40,700				
MIL	Minor	Seattle Readiness Center Roof Repair (40000312)	900,000	2.9%	27	27	33,081	45,000			45,000				
MIL	Minor	Sedro Woolley Building 2 Roof Repair (40000313)	98,000	7.3%	7	7	3,712	4,900			4,900				
MIL	Minor	Snohomish Building 2 Refurbishment (40000321)	561,000	3.4%	19	19	20,638	28,050			28,050				
MIL	Minor	Spokane Readiness Center Hot Water Tank System Replacement (40000318)	140,000	6.1%	9	9	5,191	7,000			7,000				
MIL	Minor	Spokane Readiness Center Roof Repair (40000322)	820,000	3.0%	25	25	30,156	41,000			41,000				
MIL	Minor	Walla Walla Readiness Center Stairs Replacement (40000316)	80,000	8.1%	6	6	2,971	4,000			4,000				
MIL	Minor	Wenatchee Readiness Center Storage Buildings Roof Replacement	168,000	5.6%	9	9	6,299	8,400			8,400				
MIL	Minor	Yakima Training Center 960 Roof Repair (40000324)	959,000	2.9%	28	28	35,270	47,950			47,950				
MIL	Minor	Army Aviation Support Facility #1 Energy Conservation Measures (40000286)	809,000	3.0%	25	25	29,792	40,450			40,450				
MIL	Minor	Bremerton Amphitheaters (40000277)	816,000	3.0%	25	25	29,973	40,800			40,800				
MIL	Minor	Camp Murray 1 Secure Internet Protocol Router Network Room (40000280)	93,000	7.5%	7	7	3,527	4,650			4,650				
MIL	Minor	Camp Murray 15 IT Upgrade (40000281)	251,000	4.7%	12	12	9,249	12,550			12,550				
MIL	Minor	Camp Murray 20 Variable Air Volume Upgrade (40000279)	500,000	3.6%	18	18	18,438	25,000			25,000				
MIL	Minor	Camp Murray 5 Outdoor Equipment and Materials Storage (40000278)	952,000	2.9%	28	28	34,907	47,600			47,600				
MIL	Minor	Camp Murray 5B Modification (40000284)	980,000	2.9%	28	28	36,002	49,000			49,000				
MIL	Minor	Camp Murray Building 20 Kitchen and Mailroom Upgrade (40000282)	540,000	3.5%	19	19	19,906	27,000			27,000				
MIL	Minor	Camp Murray Building 5A Functional Area Conversion (40000283)	864,000	3.0%	26	26	31,800	43,200			43,200				
MIL	Minor	Combined Surface Maintenance Shop Energy Conservation Measures	809,000	3.0%	25	25	29,792	40,450			40,450				
MIL	Minor	Electric Vehicle Charging Stations (40000285)	350,000	4.1%	14	14	12,929	17,500			17,500				
MIL	Minor	Geiger Field 200 Vehicle Storage Area Conversion (40000315)	600,000	3.4%	20	20	22,104	30,000			30,000				
MIL	Minor	Kent Readiness Center Energy Conservation Measures (40000288)	809,000	3.0%	25	25	29,792	40,450			40,450				
MIL	Minor	Montesano Readiness Center Parking Expansion (40000289)	111,000	6.9%	8	8	4,082	5,550			5,550				
MIL	Minor	Seattle Readiness Center Fence Upgrade (40000317)	701,000	3.2%	22	22	25,767	35,050			35,050				
MIL	Minor	Seattle Readiness Center IT Infrastructure Upgrade (40000319)	514,000	3.5%	18	18	18,988	25,700			25,700				
MIL	Minor	Snohomish Readiness Center Parking Upgrade (40000325)	919,000	2.9%	27	27	33,809	45,950			45,950				
MIL	Minor	Tri-Cities Readiness Center Unpaved Parking Installation (40000329)	748,000	3.1%	23	23	27,598	37,400			37,400				
MIL	Minor	Yakima Readiness Center SIPRNet (40000327)	310,000	4.3%	13	13	11,458	15,500			15,500				
MIL	Minor	Yakima Training Center Energy Conservation Measures (40000328)	809,000	3.0%	25	25	29,792	40,450			40,450				
MIL	Major	Moses Lake Readiness Center Renovation (40000194)	5,542,000	2.0%	112	112	542,148	111,596	2.4%		133,764				
MIL	Major	Snohomish Readiness Center (30000930)	3,903,000	2.1%	83	83	395,405	82,724	2.5%		98,336				
MIL	Major	Spokane Readiness Center IT Infrastructure Upgrade (40000300)	1,850,000	2.4%	45	45	199,619	45,214	2.8%		52,614				
MIL	Major	Tri-Cities Readiness Center (30000808)	2,944,000	2.2%	65	65	306,181	65,475	2.6%		77,251				
MIL	Major	Camp Murray 10th Civil Support Team Specialty Vehicle Storage (40000291)	2,235,000	2.3%	52	52	237,772	52,442	2.7%		61,382				
MIL	Major	Joint Base Lewis-McChord Vehicle Storage Building I (40000292)	2,265,000	2.3%	53	53	240,505	53,000	2.7%		62,060				
MIL	Major	Joint Base Lewis-McChord Vehicle Storage Building II (40000293)	2,220,000	2.3%	52	52	236,175	52,163	2.7%		61,043				
MIL	Major	Tri-Cities Vehicle Storage Building (40000294)	3,000,000	2.2%	66	66	311,295	66,492	2.6%		78,492				
MIL	Major	Yakima Training Center MATES Vehicle Storage Building I (40000295)	2,220,000	2.3%	52	52	236,175	52,163	2.7%		61,043				
MIL	Major	Yakima Training Center MATES Vehicle Storage Building II (40000296)	260,000	4.6%	12	12	9,617	13,000			13,000				
MIL	Major	Wenatchee Army National Guard Aviation Support Facility (40000305)	3,500,000	2.2%	76	76	358,256	75,517	2.6%		89,517				
MIL	Major	Yakima Training Center 951 Renovation (40000297)	3,060,000	2.2%	68	68	316,906	67,881	2.6%		79,821				
MIL	Minor	Yakima Training Center Army NG Combat Fitness Training Facility (40000314)	600,000	3.4%	20	20	22,104	30,000			30,000				
CJTC	Minor	Criminal Justice Training Facilities (40000019)	500,000	3.6%	18	18	18,438	25,000			25,000				
CJTC	Minor	Omnibus Minor Works (40000017)	356,000	4.1%	14	14	13,114	17,800			17,800				
CJTC	Minor	NW Regional Training Academy - Firing Range (92000011)	360,000	4.0%	15	15	13,297	18,000			18,000				
CJTC	Major	Spokane Academy Expansion (92000010)	1,400,000	2.6%	37	37	154,188	36,563	3.0%		42,163				
CJTC	Major	SW Regional Training Academy (92000007)	1,000,000	2.9%	29	29	36,730	28,589	3.3%		33,589				
L&I	Major	Interior Lighting and Controls Upgrade (40000014)	1,925,000	2.4%	47	47	207,127	46,633	2.8%		54,333				
L&I	Minor	Emergency Generator and Building Switchgear Upgrades (40000019)	460,000	3.7%	17	17	16,971	23,000			23,000				
L&I	Minor	Fire Alarm System Replacement (40000003)	200,000	5.2%	10	10	7,406	10,000			10,000				
L&I	Minor	HQ Stairwell Access Controls (30000038)	79,000	8.2%	6	6	2,971	3,950			3,950				
L&I	Minor	HVAC System Upgrades and Modifications (40000008)	191,000	5.3%	10	10	7,037	9,550			9,550				
L&I	Minor	In-Line Water Heater Access Improvements (30000047)	266,000	4.6%	12	12	9,801	13,300			13,300				
L&I	Minor	Replace Sealant Joints (40000009)	800,000	3.1%	24	24	29,424	40,000			40,000				
L&I	Major	Solar Panel Installation - Lab & Training Facility (40000015)	3,734,000	2.1%	80	80	380,063	79,709	2.5%		94,645				
DOH	Major	New Deionized Water (DI) Piping at Public Health Laboratories (40000063)	1,172,000	2.7%	32	32	130,403	32,060	3.1%		36,748				
DOH	Minor	New LED lighting and controls in existing laboratory spaces (40000054)	365,000	4.0%	15	15	13,480	18,250			18,250				
DOH	Major	Public Health Lab South Laboratory Addition (30000379)	53,452,000	1.7%	906	906	3,795,365	905,906	2.1%		1,119,714				
DVA	Major	DVA ARPA Federal Funds & State Match (91000013)	6,810,000	2.0%	134	134	651,538	133,598	2.4%		160,838				
DVA	Minor	HB 1390 - District Energy Systems (91000017)	400,000	3.9%	16	16	14,766	20,000			20,000				
DVA	Minor	WSH - Roof Replacement O'Connor Hall (40000019)	85,000	7.8%	7	7	3,157	4,250			4,250				
DVA	Minor	WSH - SNF Fire Sprinkler Riser Replacement (40000068)	125,000	6.5%	8	8	4,637	6,250			6,250				
DVA	Minor	WSH - THP - Roosevelt Barracks and Betsy Ross Fire Alarm Upgrade	425,000	3.8%	16	16	15,685	21,250			21,250				
DVA	Minor	WSH - THP - Roosevelt Barracks Elevator Replacement (40000072)	350,000	4.1%	14	14	12,929	17,500			17,500				
DVA	Minor	WVH - Laundry Building HVAC Upgrades (40000073)	875,000	3.0%	26	26	32,164	43,750			43,750				
DVA	Minor	Northwest Washington State Veterans Cemetery Feasibility Study (40000035)	200,000	5.2%	10	10	7,406	10,000			10,000				
DVA	Minor	SVH - Skilled Nursing Facility Replacement - Feasibility Study (40000071)	200,000	5.2%	10	10	7,406	10,000			10,000</				

DVA	Major	WSVC - Raise, Realign, and Clean Markers (4000070)	1,250,000	2.7%	34	34	138,684	33,612	3.1%	38,612
DVA	Major	VVH - Fire Alarm Replacement - 240 Building (4000099)	1,280,000	2.7%	34	34	141,882	34,205	3.1%	39,325
DCYF	Major	Echo Glen Emergency Generator & Fuel Storage Tank (4000547)	2,630,000	2.3%	60	60	276,079	59,740	2.7%	70,260
DCYF	Major	Echo Glen Secure Facility Improvements (40000546)	8,050,000	1.9%	155	155	755,818	154,923	2.3%	187,123
DCYF	Major	Green Hill Spruce Living Unit Renovation Minimum Security (40000552)	1,270,000	2.7%	34	34	140,774	34,008	3.1%	39,088
DCYF	Minor	Canyonview Bathroom & Sewer Updates (40000564)	505,000	3.6%	18	18	18,621	25,250		25,250
DCYF	Minor	Canyonview Fire Sprinkler Project (40000562)	45,000	11.0%	5	5	1,674	2,250		2,250
DCYF	Minor	Echo Glen Main Access Road Improvements (40000559)	250,000	4.7%	12	12	9,249	12,500		12,500
DCYF	Minor	Echo Loading Dock & Elevator Replacement (40000560)	245,000	4.7%	12	12	9,064	12,250		12,250
DCYF	Minor	Green Hill Willow Outdoor Recreation Roof (40000561)	631,000	3.3%	21	21	23,203	31,550		31,550
DCYF	Minor	Oakridge Site Lighting (40000573)	36,000	12.5%	5	5	1,303	1,800		1,800
DCYF	Minor	Parke Creek Bathrooms & Sewer Upgrades (40000570)	505,000	3.6%	18	18	18,621	25,250		25,250
DCYF	Minor	Parke Creek Roof & Structural Upgrades (40000569)	350,000	4.1%	14	14	12,929	17,500		17,500
DCYF	Minor	Ridgview HVAC Replacement (40000567)	392,000	3.9%	15	15	14,400	19,600		19,600
ECY	Major	2023-25 Zosel Dam Preservation (40000605)	5,549,000	2.0%	112	112	538,233	111,718	2.4%	133,914
ECY	Major	Elevator Restorations at Ecology Facilities (40000570)	1,735,000	2.5%	43	43	190,040	43,027	2.9%	49,967
ECY	Minor	PFAS Statewide Funding Strategy (91000382)	400,000	3.9%	16	16	14,766	20,000		20,000
ECY	Minor	Product Testing Laboratory (40000604)	350,000	4.1%	14	14	12,929	17,500		17,500
CTC	Major	Bates: Fire Service Training Center (40000130)	38,135,000	1.7%	655	655	2,875,200	655,186	2.1%	807,726
CTC	Major	Everett: Baker Hall Replacement (40000190)	37,904,000	1.7%	651	651	2,857,859	651,394	2.1%	803,010
CTC	Major	Lake Washington: Center for Design (40000102)	38,949,000	1.7%	669	669	2,925,460	668,544	2.1%	824,340
CTC	Minor	Bates Technical College (40000596)	783,000	3.1%	24	24	28,877	39,150		39,150
CTC	Minor	Bellevue College (40000597)	706,000	3.2%	22	22	25,948	35,300		35,300
CTC	Minor	Bellingham Technical College (40000598)	565,000	3.4%	19	19	20,822	28,250		28,250
CTC	Minor	Big Bend Community College (40000599)	826,000	3.0%	25	25	30,338	41,300		41,300
CTC	Minor	Cascadia College (40000836)	414,000	3.8%	16	16	15,317	20,700		20,700
CTC	Minor	Centralia College (40000600)	513,000	3.5%	18	18	18,988	25,650		25,650
CTC	Major	Clark College (40000601)	1,437,000	2.6%	37	37	157,750	37,285	3.0%	43,033
CTC	Major	Clover Park Technical College (40000602)	1,253,000	2.7%	34	34	139,239	33,671	3.1%	38,683
CTC	Minor	Columbia Basin College (40000603)	425,000	3.8%	16	16	15,685	21,250		21,250
CTC	Major	Edmonds Community College (40000604)	1,558,000	2.5%	40	40	170,542	39,631	2.9%	45,863
CTC	Minor	Everett Community College (40000605)	480,000	3.6%	17	17	17,703	24,000		24,000
CTC	Minor	Grays Harbor College (40000606)	971,000	2.9%	28	28	35,634	48,550		48,550
CTC	Minor	Green River Community College (40000607)	957,000	2.9%	28	28	35,090	47,850		47,850
CTC	Major	Highline College (40000608)	1,965,000	2.4%	47	47	211,034	47,387	2.8%	55,247
CTC	Minor	Lake Washington Institute of Technology (40000609)	867,000	3.0%	26	26	31,800	43,350		43,350
CTC	Minor	Lower Columbia College (40000610)	683,000	3.2%	22	22	25,216	34,150		34,150
CTC	Minor	North Seattle College (40000611)	216,000	5.0%	11	11	7,959	10,800		10,800
CTC	Minor	Olympic College (40000612)	278,000	4.5%	12	12	10,352	13,900		13,900
CTC	Minor	Peninsula College (40000613)	230,000	4.9%	11	11	8,512	11,500		11,500
CTC	Minor	Pierce College Fort Steilacoom (40000614)	712,000	3.2%	23	23	26,133	35,600		35,600
CTC	Minor	Pierce College Puyallup (40000615)	535,000	3.5%	19	19	19,721	26,750		26,750
CTC	Minor	Renton Technical College (40000616)	891,000	3.0%	26	26	32,713	44,550		44,550
CTC	Major	Seattle Central College (40000617)	4,448,000	2.1%	92	92	445,247	92,393	2.5%	110,185
CTC	Minor	Shoreline Community College (40000618)	968,000	2.9%	28	28	35,634	48,400		48,400
CTC	Major	Skagit Valley College (40000619)	2,917,000	2.2%	65	65	303,062	64,984	2.6%	76,652
CTC	Major	South Puget Sound Community College (40000620)	1,413,000	2.6%	37	37	155,695	36,817	3.0%	42,469
CTC	Minor	South Seattle College (40000621)	606,000	3.3%	20	20	22,288	30,300		30,300
CTC	Major	Spokane Community College (40000622)	1,522,000	2.6%	39	39	166,478	38,935	3.0%	45,023
CTC	Major	Spokane Falls Community College (40000623)	2,296,000	2.3%	54	54	243,459	53,576	2.7%	62,760
CTC	Major	Tacoma Community College (40000624)	1,409,000	2.6%	37	37	155,289	36,738	3.0%	42,374
CTC	Major	Walla Walla Community College (40000625)	2,152,000	2.4%	51	51	229,380	50,894	2.8%	59,502
CTC	Minor	Wenatchee Valley College (40000626)	896,000	3.0%	26	26	32,897	44,800		44,800
CTC	Major	Whatcom Community College (40000627)	2,044,000	2.4%	49	49	219,005	48,872	2.8%	57,048
CTC	Major	Yakima Valley College (40000628)	1,510,000	2.6%	39	39	165,382	38,703	3.0%	44,743
CTC	Minor	Bates Technical College (40000722)	954,000	2.9%	28	28	35,090	47,700		47,700
CTC	Minor	Bellevue College (40000723)	425,000	3.8%	16	16	15,685	21,250		21,250
CTC	Major	Bellingham Technical College (40000724)	1,231,000	2.7%	33	33	136,715	33,235	3.1%	38,159
CTC	Major	Big Bend Community College (40000725)	2,064,000	2.4%	49	49	220,938	49,248	2.8%	57,504
CTC	Minor	Centralia College (40000726)	116,000	6.7%	8	8	4,266	5,800		5,800
CTC	Minor	Clark College (40000727)	609,000	3.3%	20	20	22,470	30,450		30,450
CTC	Major	Clover Park Technical College (40000728)	2,769,000	2.2%	62	62	289,381	62,285	2.6%	73,361
CTC	Major	Columbia Basin College (40000729)	3,194,000	2.2%	70	70	329,603	70,006	2.6%	82,782
CTC	Major	Edmonds Community College (40000730)	1,078,000	2.8%	30	30	39,650	30,173	3.2%	34,485
CTC	Major	Everett Community College (40000731)	1,733,000	2.5%	43	43	190,040	42,989	2.9%	49,921
CTC	Major	Grays Harbor College (40000732)	2,002,000	2.4%	48	48	214,590	48,083	2.8%	56,091
CTC	Minor	Green River Community College (40000733)	317,000	4.3%	13	13	11,642	15,850		15,850
CTC	Major	Highline College (40000734)	5,507,000	2.0%	111	111	538,723	110,985	2.4%	133,013
CTC	Major	Lake Washington Institute of Technology (40000735)	1,012,000	2.8%	29	29	37,098	28,834	3.2%	32,882
CTC	Major	Lower Columbia College (40000736)	1,815,000	2.5%	45	45	196,211	44,550	2.9%	51,810
CTC	Major	North Seattle College (40000737)	1,910,000	2.4%	46	46	205,707	46,349	2.8%	53,989
CTC	Minor	Olympic College (40000738)	828,000	3.0%	25	25	30,522	41,400		41,400
CTC	Minor	Peninsula College (40000739)	54,000	10.0%	5	5	2,044	2,700		2,700
CTC	Minor	Pierce College Fort Steilacoom (40000740)	404,000	3.9%	16	16	14,951	20,200		20,200
CTC	Minor	Renton Technical College (40000741)	551,000	3.5%	19	19	20,273	27,550		27,550
CTC	Minor	Seattle Central College (40000742)	300,000	4.4%	13	13	11,090	15,000		15,000
CTC	Minor	Shoreline Community College (40000743)	330,000	4.2%	14	14	12,193	16,500		16,500
CTC	Major	Skagit Valley College (40000744)	2,100,000	2.4%	50	50	224,471	49,922	2.8%	58,322
CTC	Major	South Puget Sound Community College (40000745)	1,578,000	2.5%	40	40	172,567	40,017	2.9%	46,329
CTC	Major	South Seattle College (40000746)	1,212,000	2.7%	33	33	134,615	32,858	3.1%	37,706
CTC	Major	Spokane Community College (40000747)	1,523,000	2.6%	39	39	167,025	38,954	3.0%	45,046
CTC	Major	Spokane Falls Community College (40000748)	1,246,000	2.7%	34	34	138,256	33,533	3.1%	38,517
CTC	Major	Tacoma Community College (40000869)	1,806,000	2.5%	44	44	195,129	44,379	2.9%	51,603
CTC	Minor	Walla Walla Community College (40000749)	322,000	4.2%	14	14	11,826	16,100		16,100
CTC	Minor	Wenatchee Valley College (40000750)	835,000	3.0%	25	25	30,706	41,750		41,750
CTC	Minor	Whatcom Community College (40000751)	294,000	4.4%	13	13	10,906	14,700		14,700
CTC	Minor	Yakima Valley College (40000752)	181,000	5.4%	10	10	6,668	9,050		9,050
CTC	Minor	Bates Technical College (40000635)	796,000	3.1%	24	24	29,242	39,800		39,800
CTC	Major	Bellevue College (40000636)	1,300,000	2.7%	35	35	143,967	34,600	3.1%	39,800
CTC	Minor	Bellingham Technical College (40000637)	334,000	4.2%	14	14	12,378	16,700		16,700
CTC	Minor	Big Bend Community College (40000638)	550,000	3.5%	19	19	20,273	27,500		27,500
CTC	Minor	Capital Staff / Program Development (40000633)	460,000	3.7%	17	17	16,971	23,000		23,000
CTC	Minor	Cascadia College (40000639)	179,000	5.5%	10	10	6,668	8,950		8,950
CTC	Minor	Centralia College (40000640)	383,000	3.9%	15	15	14,215	19,150		19,150
CTC	Major	Clark College (40000641)	1,038,000	2.8%	29	29	38,192	29,363	3.2%	33,515
CTC	Minor	Clover Park Technical College (40000642)	645,000	3.3%	21	21	23,753	32,250		32,250
CTC	Minor	Columbia Basin College (40000643)	896,000	3.0%	26	26	32,897	44,800		44,800
CTC	Minor	Edmonds Community College (40000644)	866,000	3.0%	26	26	31,800	43,300		43,300
CTC	Major	Emergency Reserve Fund (40000631)	2,000,000	2.4%	48	48	214,590	48,046	2.8%	56,046
CTC	Minor	Everett Community College (40000645)	964,000	2.9%	28	28	35,454	48,200		48,200
CTC	Minor	Facility Condition Survey / Inventory (40000634)	591,000	3.4%	20	20	21,737	29,550		29,550
CTC	Minor	Grays Harbor College (40000646)	337,000	4.2%	14	14	12,378	16,850		16,850
CTC	Minor	Green River Community College (40000647)	931,000	2.9%	27	27	34,175	46,550		46,550
CTC	Major	Hazardous Materials Abatement Fund (40000632)	2,000,000	2.4%	48	48	214,590	48,046	2.8%	56,046
CTC	Minor	Highline College (40000648)	818,000	3.0%	25	25	30,156	40,900		40,900
CTC	Minor	Lake Washington Institute of Technology (40000649)	532,000	3.5%	19	19	19,539	26,600		26,600
CTC	Minor	Lower Columbia College (40000650)	541,000	3.5%	19	19	19,906	27,050		27,050
CTC	Minor	North Seattle College (40000651)	753,000	3.1%	23	23	27,852	37,650		37,650

CTC	Minor	Olympic College (40000652)	725,000	3.2%	23	23	26,682	36,250	36,250	
CTC	Minor	Peninsula College (40000653)	300,000	4.4%	13	13	11,090	15,000	15,000	
CTC	Minor	Pierce College Fort Steilacoom (40000654)	615,000	3.3%	20	20	22,655	30,750	30,750	
CTC	Minor	Pierce College Puyallup (40000655)	325,000	4.2%	14	14	12,010	16,250	16,250	
CTC	Minor	Renton Technical College (40000656)	560,000	3.4%	19	19	20,638	28,000	28,000	
CTC	Major	Seattle Central College (40000657)	1,144,000	2.8%	32	32	127,851	31,500	3,2%	36,076
CTC	Minor	Seattle District (40000838)	44,000	11.2%	5	5	1,674	2,200	2,200	
CTC	Minor	Shoreline Community College (40000658)	693,000	3.3%	21	21	23,387	31,650	31,650	
CTC	Minor	Skagit Valley College (40000659)	605,000	3.3%	20	20	22,288	30,250	30,250	
CTC	Minor	South Puget Sound Community College (40000660)	727,000	3.1%	23	23	26,682	36,250	36,250	
CTC	Minor	South Seattle College (40000661)	651,000	3.3%	21	21	23,935	32,550	32,550	
CTC	Major	Spokane Community College (40000662)	1,388,000	2.6%	36	36	153,227	36,328	3.0%	41,880
CTC	Minor	Spokane Falls Community College (40000663)	816,000	3.0%	25	25	29,973	40,800	40,800	
CTC	Minor	Tacoma Community College (40000664)	696,000	3.2%	22	22	25,583	34,800	34,800	
CTC	Minor	Walla Walla Community College (40000665)	715,000	3.2%	23	23	26,316	35,750	35,750	
CTC	Minor	Wenatchee Valley College (40000666)	487,000	3.6%	18	18	17,888	24,350	24,350	
CTC	Minor	Whatcom Community College (40000667)	481,000	3.6%	17	17	17,703	24,050	24,050	
CTC	Minor	Yakima Valley College (40000668)	898,000	3.0%	26	26	33,081	44,900	44,900	
CTC	Major	Bates Technical College (40000755)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Bellevue College (40000757)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Bellingham Technical College (40000758)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Big Bend Community College (40000759)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Cascadia College (40000760)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Minor	Centralia College 1 (40000761)	223,000	4.9%	11	11	8,327	11,150	11,150	
CTC	Minor	Centralia College 2 (40000762)	199,000	5.2%	10	10	7,406	9,950	9,950	
CTC	Minor	Centralia College 3 (40000763)	113,000	6.8%	8	8	4,266	5,650	5,650	
CTC	Minor	Centralia College 4 (40000764)	194,000	5.3%	10	10	7,222	9,700	9,700	
CTC	Minor	Centralia College 5 (40000798)	265,000	4.6%	12	12	9,801	13,250	13,250	
CTC	Minor	Centralia College 6 (40000800)	415,000	3.8%	16	16	15,317	20,750	20,750	
CTC	Minor	Centralia College 7 (40000802)	156,000	5.8%	9	9	5,745	7,800	7,800	
CTC	Major	Clark College (40000765)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Minor	Clover Park Technical College 1 (40000766)	781,000	3.1%	24	24	28,693	39,050	39,050	
CTC	Minor	Clover Park Technical College 2 (40000804)	784,000	3.1%	24	24	28,877	39,200	39,200	
CTC	Minor	Columbia Basin College 1 (40000767)	523,000	3.5%	19	19	19,721	26,650	26,650	
CTC	Major	Columbia Basin College 2 (40000768)	1,022,000	2.8%	29	29	37,825	29,241	3.2%	33,369
CTC	Minor	Edmonds Community College 1 (40000769)	953,000	2.9%	28	28	35,090	47,650	47,650	
CTC	Minor	Edmonds Community College 2 (40000806)	251,000	4.7%	12	12	9,249	12,550	12,550	
CTC	Minor	Edmonds Community College 3 (40000808)	91,000	7.6%	7	7	3,341	4,550	4,550	
CTC	Minor	Edmonds Community College 4 (40000810)	88,000	7.7%	7	7	3,341	4,400	4,400	
CTC	Minor	Edmonds Community College 5 (40000812)	182,000	5.4%	10	10	6,668	9,100	9,100	
CTC	Major	Everett Community College (40000770)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Major	Grays Harbor College (40000771)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Major	Green River Community College (40000772)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Major	Highline College (40000773)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Minor	Lake Washington Institute of Technology 1 (40000774)	931,000	2.9%	27	27	34,175	46,550	46,550	
CTC	Minor	Lake Washington Institute of Technology 2 (40000775)	542,000	3.5%	19	19	19,906	27,100	27,100	
CTC	Minor	Lake Washington Institute of Technology 3 (40000814)	92,000	7.5%	7	7	3,341	4,600	4,600	
CTC	Major	Lower Columbia College (40000776)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Major	North Seattle College (40000777)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Minor	Olympic College 1 (40000778)	733,000	3.1%	23	23	27,048	36,650	36,650	
CTC	Minor	Olympic College 2 (40000816)	832,000	3.0%	25	25	30,522	41,600	41,600	
CTC	Minor	Peninsula College 1 (40000779)	942,000	2.9%	27	27	34,542	47,100	47,100	
CTC	Minor	Peninsula College 2 (40000818)	623,000	3.3%	21	21	23,021	31,150	31,150	
CTC	Minor	Pierce College Fort Steilacoom 1 (40000780)	650,000	3.3%	21	21	23,935	32,500	32,500	
CTC	Minor	Pierce College Fort Steilacoom 2 (40000820)	746,000	3.1%	23	23	27,414	37,300	37,300	
CTC	Minor	Pierce College Fort Steilacoom 3 (40000822)	169,000	5.6%	9	9	6,299	8,450	8,450	
CTC	Minor	Pierce College Puyallup 1 (40000824)	226,000	4.9%	11	11	8,327	11,300	11,300	
CTC	Major	Pierce College Puyallup 2 (40000826)	1,339,000	2.6%	35	35	147,988	35,368	3.0%	40,724
CTC	Major	Renton Technical College (40000783)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Major	Seattle Central College (40000784)	1,564,000	2.5%	40	40	171,088	39,747	2.9%	46,003
CTC	Major	Shoreline Community College (40000785)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Skagit Valley College (40000786)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	South Puget Sound Community College (40000787)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Minor	South Seattle College (40000788)	859,000	3.0%	26	26	31,620	42,950	42,950	
CTC	Minor	South Seattle College 2 (40000830)	706,000	3.2%	22	22	25,948	35,300	35,300	
CTC	Major	Spokane Community College (40000789)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Spokane Falls Community College (40000790)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Tacoma Community College 1 (40000791)	1,070,000	2.8%	30	30	39,287	30,011	3.2%	34,291
CTC	Minor	Tacoma Community College 2 (40000792)	495,000	3.6%	18	18	18,255	24,750	24,750	
CTC	Minor	Walla Walla Community College 1 (40000793)	235,000	4.8%	11	11	8,697	11,750	11,750	
CTC	Major	Walla Walla Community College 2 (40000832)	1,174,000	2.7%	32	32	130,961	32,100	3.1%	36,796
CTC	Minor	Walla Walla Community College 3 (40000834)	156,000	5.8%	9	9	5,745	7,800	7,800	
CTC	Major	Wenatchee Valley College (40000794)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Whatcom Community College (40000795)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Major	Yakima Valley College (40000796)	1,565,000	2.5%	40	40	171,088	39,766	2.9%	46,026
CTC	Minor	Bates Technical College (40000845)	33,000	13.2%	4	4	1,303	1,650	1,650	
CTC	Major	Bellevue College (40000673)	2,066,000	2.4%	49	49	220,938	49,285	2.8%	57,549
CTC	Minor	Cascadia College (40000674)	270,000	4.5%	12	12	9,986	13,500	13,500	
CTC	Minor	Centralia College (40000675)	147,000	6.0%	9	9	5,376	7,350	7,350	
CTC	Minor	Clark College (40000847)	403,000	3.9%	16	16	14,951	20,150	20,150	
CTC	Minor	Clover Park Technical College (40000849)	937,000	2.9%	27	27	34,542	46,850	46,850	
CTC	Minor	Columbia Basin College (40000676)	275,000	4.5%	12	12	10,169	13,750	13,750	
CTC	Minor	Edmonds Community College (40000677)	70,000	8.7%	6	6	2,601	3,500	3,500	
CTC	Minor	Everett Community College (40000678)	448,000	3.7%	17	17	16,603	22,400	22,400	
CTC	Minor	Lake Washington Institute of Technology (40000682)	83,000	7.9%	7	7	3,157	4,150	4,150	
CTC	Minor	Olympic College (40000684)	324,000	4.2%	14	14	12,010	16,200	16,200	
CTC	Minor	Olympic College (Postponed) (40000873)	236,000	4.8%	11	11	8,697	11,800	11,800	
CTC	Minor	Renton Technical College (40000685)	752,000	3.1%	23	23	27,598	37,600	37,600	
CTC	Minor	Seattle Central College (40000686)	145,000	6.0%	9	9	5,376	7,250	7,250	
CTC	Minor	Shoreline Community College (40000687)	508,000	3.6%	18	18	18,805	25,400	25,400	
CTC	Minor	Skagit Valley College (40000851)	388,000	3.9%	15	15	14,400	19,400	19,400	
CTC	Minor	South Seattle College (40000689)	829,000	3.0%	25	25	30,522	41,450	41,450	
CTC	Minor	Spokane Community College (40000690)	125,000	6.5%	8	8	4,637	6,250	6,250	
CTC	Minor	Spokane Falls Community College (40000691)	243,000	4.8%	12	12	9,064	12,150	12,150	
CTC	Major	Tacoma Community College (40000692)	2,452,000	2.3%	56	56	258,667	56,464	2.7%	66,272
CTC	Minor	Wenatchee Valley College (40000694)	256,000	4.7%	12	12	9,433	12,800	12,800	
CTC	Minor	Wenatchee Valley College (Postponed) (40000875)	55,000	9.9%	5	5	2,044	2,750	2,750	
CTC	Minor	Yakima Valley College (40000696)	162,000	5.7%	9	9	5,561	8,100	8,100	
CTC	Minor	Bates Technical College (40000853)	66,000	9.0%	6	6	2,415	3,300	3,300	
CTC	Minor	Bellingham Technical College (40000699)	70,000	8.7%	6	6	2,601	3,500	3,500	
CTC	Minor	Clark College (40000703)	98,000	7.3%	7	7	3,712	4,900	4,900	
CTC	Minor	Clover Park Technical College (40000855)	74,000	8.4%	6	6	2,786	3,700	3,700	
CTC	Minor	Columbia Basin College (40000704)	82,000	8.0%	7	7	2,971	4,100	4,100	
CTC	Minor	Edmonds Community College (40000857)	173,000	5.5%	10	10	6,483	8,650	8,650	
CTC	Major	Everett Community College (40000859)	1,271,000	2.7%	34	34	140,774	34,027	3.1%	39,111
CTC	Minor	Grays Harbor College (40000705)	49,000	10.5%	5	5	1,860	2,450	2,450	
CTC	Minor	Green River Community College (40000861)	198,000	5.2%	10	10	7,406	9,900	9,900	
CTC	Minor	Lake Washington Institute of Technology (40000707)	197,000	5.2%	10	10	7,222	9,850	9,850	
CTC	Minor	Lower Columbia College (40000708)	130,000	6.3%	8	8	4,821	6,500	6,500	

CTC	Minor	North Seattle College (40000709)	363,000	4.0%	15	15	13,480	18,150	18,150
CTC	Minor	Olympic College (40000863)	332,000	4.2%	14	14	12,193	16,600	16,600
CTC	Minor	Renton Technical College (40000712)	541,000	3.5%	19	19	19,906	27,050	27,050
CTC	Minor	Seattle Central College (40000713)	48,000	10.7%	5	5	1,860	2,400	2,400
CTC	Major	Skagit Valley College (40000715)	1,533,000	2.6%	39	39	167,965	39,148	45,280
CTC	Minor	South Seattle College (40000716)	441,000	3.7%	17	17	16,236	22,050	22,050
CTC	Minor	Spokane Community College (40000717)	74,000	8.4%	6	6	2,786	3,700	3,700
CTC	Minor	Walla Walla Community College (40000719)	130,000	6.3%	8	8	4,821	6,500	6,500
CTC	Minor	Wenatchee Valley College (40000865)	180,000	5.4%	10	10	6,668	9,000	9,000
CTC	Minor	Whatcom Community College (40000867)	121,000	6.6%	8	8	4,452	6,050	6,050
CTC	Major	Preventive Facility Maintenance and Bldg System Repairs (40000871)	22,800,000	1.8%	402				
CTC	Major	Shoreline: STE(A)M Education Center (40000214)	39,692,000	1.7%	681	681	2,969,646	680,733	839,501
CTC	Major	Tacoma: Center for Innovative Learning and Engagement (40000104)	39,606,000	1.7%	679	679	2,967,075	679,322	837,746
CTC	Major	Wenatchee: Center for Technical Education and Innovation (40000198)	46,471,000	1.7%	792	792	3,383,820	791,788	977,672
School for Blind	Minor	Conversion of Dormitory Lighting from Fluorescent to LED (40000025)	200,000	5.2%	10	10	7,406	10,000	10,000
School for Blind	Minor	Dry Building Roof Replacement (40000024)	250,000	4.7%	12	12	9,249	12,500	12,500
School for Blind	Minor	Old Main Bldg, Third Floor Remodel (40000023)	350,000	4.1%	14	14	12,929	17,500	17,500
School for Blind	Minor	Renovate Pool Deck and Locker Room Floor (40000026)	350,000	4.1%	14	14	12,929	17,500	17,500
School for Blind	Minor	Track & Turf Improvements (40000022)	950,000	2.9%	28	28	34,907	47,500	47,500
CDHY	Minor	Clark Hall & Lloyd Auditorium Building Automation Upgrad (40000008)	305,000	4.3%	13	13	11,274	15,250	15,250
CDHY	Minor	Cottages Interior Improvements (40000005)	250,000	4.7%	12	12	9,249	12,500	12,500
CDHY	Minor	Kastel Building Automation Improvement Upgrade (40000004)	275,000	4.5%	12	12	10,169	13,750	13,750
CDHY	Major	Academic and Physical Education Building (30000036)	12,453,000	1.8%	230	230	1,108,061	229,681	279,493
CDHY	Major	Northrop Primary School Building Renovation (40000006)	2,100,000	2.4%	50	50	224,471	49,922	58,322
Historical Society	Major	Great Hall Core Exhibit Renewal (40000145)	3,900,000	2.1%	83	83	394,899	82,671	98,271
Historical Society	Minor	Preservation - Minor Works 2023-25 (40000180)	973,000	2.9%	28	28	35,818	48,650	48,650
Historical Society	Minor	Program - Museum Audio Visual Upgrades (40000181)	437,000	3.8%	16	16	16,053	21,850	21,850
Eastern WA	Minor	Café Remodel/Update (40000057)	124,000	6.5%	8	8	4,637	6,200	6,200
Eastern WA	Minor	Campus Sprinkler System Replacement (40000058)	404,000	3.9%	16	16	14,951	20,200	20,200
Eastern WA	Minor	Carriage House Brick Repointing (40000059)	230,000	4.9%	11	11	8,512	11,500	11,500
Eastern WA	Minor	Energy Reduction Project to Meet Clean Building Standards (40000060)	724,000	3.2%	23	23	26,682	36,200	36,200
Eastern WA	Minor	Re-roofing Museum Building (40000055)	790,000	3.1%	24	24	29,059	39,500	39,500
Eastern WA	Minor	Security Doors and Badge Access System Replacement (40000056)	210,000	5.1%	11	11	7,775	10,500	10,500
Public Schools		Skills Centers Minor Works - Cascadia Tech Academy (40000071)	1,145,000	2.8%	32				
Public Schools		Skills Centers Minor Works - New Market Skills Center (40000072)	1,026,000	2.8%	29				
Public Schools		Skills Centers Minor Works - Northwest Career & Technical Academy	135,000	6.2%	8				
Public Schools		Skills Centers Minor Works - Puget Sound Skills Center (40000073)	170,000	5.6%	9				
Public Schools		Skills Centers Minor Works - Sno-Isle Tech Skills Center (40000074)	1,931,000	2.4%	47				
Public Schools		Skills Centers Minor Works - Tri-Tech Skills Center (40000077)	54,000	10.0%	5				
Public Schools		Skills Centers Minor Works - WANIC (40000075)	674,000	3.2%	22				
Public Schools		K-12 Capital Programs Administration (40000090)	4,839,000	2.1%	99				
Public Schools		West Sound Technical Skills Center Modernization (40000015)	41,361,000	1.7%	708				
SOS		Carpeting Replacement (30000053)	25,000	15.4%	4				
SOS		Ceiling Tile Replacement (30000050)	35,000	12.7%	4				
SOS		Dry Fire Sprinkler Valve Replacement (30000049)	37,000	12.3%	5				
SOS		HVAC Unit Replacement and Repairs (30000052)	310,000	4.3%	13				
SOS		Increase Collection Space Availability (30000054)	255,000	4.7%	12				
SOS		Lighting Upgrades (30000048)	435,000	3.8%	16				
SOS		Security Upgrades (30000051)	410,000	3.8%	16				
SOS		Library-Archives Building (30000033) *	127,000,000	1.7%	2,101		65,487,769		
Total			1,089,268,000		22,477	18,420	28,096,316		30,463,003
Corrected Total			909,426,000						

DSHS & DOC PM Support					2416	\$	2,416		2416000
Removed K12 Cap Staff					-99	Removed		Removed	
Remove CTC Staff					-402	\$	(402)		-402,000
Remove FPS Staff					-440	Removed		Removed	
Adjusted Total					23,951		20,433		30,110,316
Check Total (23,951)					0				

Removed. Shouldn't be included in the Model

Notes

1. Uses 75% of the total approp. Inserted this amount into the base amount column on the C-100 construction contracts tab.

Rounded value from total approp. to nearest \$5K

Procurement approach: DBB

Inflation Rate: 3.33%

Sales Tax Rate: 10%

Contingency Rate: 5%

Base Month: Jun-25

Example values- Need to update will real data

34% 2,150 12,960 21.15% \$ 10,050

1.02 1.02

Fixed Resources								FY1		FY2		Estimated Staffing Costs 2025-27 Biennium
Classification	Salary	Benefits	Direct Costs	External Costs	Shared Services	Program Allocations	Total FY25	FTE	Total 1% Escalation	FTE	Total 2% Escalation	
Legislative Campus Modernization			\$ 40,000				\$ 40,000		\$ 40,000		\$ 40,000	\$ 80,000
WMS 3	\$ 142,512	\$ 48,454	\$ 2,150	\$ 12,960	\$ 40,396	\$ 10,050	\$ 257,000	1.00	\$ 262,140	1.00	\$ 267,383	\$ 529,523
WMS 2	\$ 126,528	\$ 43,020	\$ 2,150	\$ 12,960	\$ 35,865	\$ 10,050	\$ 231,000	1.00	\$ 235,620	1.00	\$ 240,332	\$ 475,952
CONSTRUCTION PROJECT COORDINATOR 2	\$ 86,712	\$ 29,482	\$ 2,150	\$ 12,960	\$ 24,579	\$ 10,050	\$ 166,000	1.00	\$ 169,320	1.00	\$ 172,706	\$ 342,026
CONSTRUCTION PROJECT COORDINATOR 3	\$ 105,612	\$ 35,908	\$ 2,150	\$ 12,960	\$ 29,936	\$ 10,050	\$ 197,000	2.00	\$ 401,880	2.00	\$ 819,835	\$ 1,221,715
COMMUNICATIONS CONSULTANT 4	\$ 80,460	\$ 27,356	\$ 2,150	\$ 12,960	\$ 22,807	\$ 10,050	\$ 156,000	1.00	\$ 159,120	1.00	\$ 162,302	\$ 321,422
ARCHITECT 2	\$ 105,612	\$ 35,908	\$ 2,150	\$ 12,960	\$ 29,936	\$ 10,050	\$ 197,000	1.00	\$ 200,940	1.00	\$ 204,959	\$ 405,899
FACILITIES PLANNER 2	\$ 93,348	\$ 31,738	\$ 2,150	\$ 12,960	\$ 26,460	\$ 10,050	\$ 177,000	1.00	\$ 180,540	1.00	\$ 184,151	\$ 364,691
CPARB			\$ 130,000				\$ 130,000		\$ 130,000		\$ 130,000	\$ 260,000
WMS 3	\$ 142,512	\$ 48,454	\$ 2,150	\$ 12,960	\$ 40,396	\$ 10,050	\$ 257,000	0.10	\$ 26,214	0.10	\$ 2,674	\$ 28,888
PROGRAM SPECIALIST 4	\$ 80,460	\$ 27,356	\$ 2,150	\$ 12,960	\$ 22,807	\$ 10,050	\$ 156,000	1.00	\$ 159,120	1.00	\$ 162,302	\$ 321,422
MANAGEMENT ANALYST 4	\$ 88,800	\$ 30,192	\$ 2,150	\$ 12,960	\$ 25,171	\$ 10,050	\$ 169,000	0.40	\$ 68,952	0.40	\$ 28,132	\$ 97,084
DOC/DSHS Project Management Support							\$ -		\$ -		\$ -	\$ -
WMS 3	\$ 142,512	\$ 48,454	\$ 2,150	\$ 12,960	\$ 40,396	\$ 10,050	\$ 257,000	1.00	\$ 262,140	1.00	\$ 267,383	\$ 529,523
CONSTRUCTION PROJECT COORDINATOR 3	\$ 105,612	\$ 35,908	\$ 2,150	\$ 12,960	\$ 29,936	\$ 10,050	\$ 197,000	1.00	\$ 200,940	1.00	\$ 204,959	\$ 405,899
CONSTRUCTION PROJECT COORDINATOR 4	\$ 110,940	\$ 37,720	\$ 2,150	\$ 12,960	\$ 31,447	\$ 10,050	\$ 205,000	1.00	\$ 209,100	1.00	\$ 213,282	\$ 422,382
Finance and Budget							\$ -		\$ -		\$ -	\$ -
BUDGET ANALYST 4	\$ 91,068	\$ 30,963	\$ 2,150	\$ 12,960	\$ 25,814	\$ -	\$ 163,000	1.00	\$ 166,260	1.00	\$ 169,585	\$ 335,845
FISCAL ANALYST 4	\$ 76,608	\$ 26,047	\$ 2,150	\$ 12,960	\$ 21,715	\$ -	\$ 139,000	0.50	\$ 70,890	0.50	\$ 36,154	\$ 107,044
FISCAL ANALYST 5	\$ 86,712	\$ 29,482	\$ 2,150	\$ 12,960	\$ 24,579	\$ -	\$ 156,000	0.50	\$ 79,560	0.50	\$ 40,576	\$ 120,136
Business Diversity							\$ -		\$ -		\$ -	\$ -
WMS 2	\$ 126,528	\$ 43,020	\$ 2,150	\$ 12,960	\$ 35,865	\$ 10,050	\$ 231,000	1.00	\$ 235,620	1.00	\$ 240,332	\$ 475,952
MANAGEMENT ANALYST 4	\$ 88,800	\$ 30,192	\$ 2,150	\$ 12,960	\$ 25,171	\$ 10,050	\$ 169,000	1.00	\$ 172,380	1.00	\$ 175,828	\$ 348,208
PROGRAM SPECIALIST 4	\$ 80,460	\$ 27,356	\$ 2,150	\$ 12,960	\$ 22,807	\$ 10,050	\$ 156,000	1.00	\$ 159,120	1.00	\$ 162,302	\$ 321,422
TOTAL	\$ 1,961,796	\$ 667,011	\$ 210,850	\$ 246,240	\$ 556,085	\$ 160,795	\$ 3,806,000	17.50	\$ 3,589,856	17.50	\$ 3,925,178	\$ 7,515,034

Link to Internal DES File:
 \\des.wa.lcl\doc\finance\Budget\S-DES\New Budget File Structure\Programs\FPS\FPS Staffing Approp\25-27 FPS Staffing Fixed Resources.xlsx

Deschutes Estuary Restoration

CBS ID:	40000607	Project Class:	Program
Subproject Number:	Not applicable	Agency Priority:	9
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

DES is requesting the remaining funding for design and permitting for estuary restoration of the Deschutes Estuary. The Deschutes Estuary Restoration Project is a large-scale, complex ecosystem restoration project involving dam removal; bridge, transportation, and utility infrastructure replacement; and 260 acres of ecosystem restoration.

The Deschutes Estuary Restoration Project began the design process in October 2023 with partial funding of \$7M through initial legislative allocation and the Climate Commitment Act. An additional \$6M of grant funding has been obtained by the project team to support conceptual and 30% design. This funding will support the project through mid-2024.

The DES funding request would support completion of design and permitting, as well as selection and onboarding of a General Contractor/Construction Manager to integrate into the design process for added efficiency.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The former, and future, Deschutes Estuary includes the 260-acre Capitol Lake Basin that has long been a valued community amenity. Capitol Lake was formed following construction of the 5th Avenue Dam in 1951 and has served as an important recreational resource. However, the expansive waterbody is currently closed to active public use. The waterbody is plagued with environmental issues that have not been addressed, including the presence of invasive species and over 2M cubic yards of accumulated sediment. These issues have resulted in known and continued violations of federal and state water-quality standards. Access to the waterbody, which is a significant portion of the Olympia and Tumwater waterfront, has been restricted for 15 years.

Design and permitting for restoration of this waterbody began in October 2023.

In all previous planning efforts, DES worked collaboratively with the Squaxin Island Tribe, the City of Olympia, the City of Tumwater, LOTT Clean Water Alliance, the Port of

Olympia, Thurston County, and the state natural resource agencies. DES has assembled and leveraged advisory groups comprised of these governmental partners and agencies that have jurisdiction or regulatory authority within the project area.

These stakeholders continue to provide policy-level feedback, represent interests of their constituents, assist in review of technical materials, and will contribute to shared funding and governance after construction. There is broad support among these stakeholders for estuary restoration.

Securing funding for the remainder of the design and for permitting will also capitalize on the significant milestones achieved by the project team in developing an Interlocal Agreement for long-term maintenance of the restored estuary. This financial commitment is currently outlined in a Memorandum of Understanding executed by the Funding and Governance Work Group (FGWG) during the EIS process.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request would provide funding for the remaining design and permitting of a significant estuary restoration and will advance a project that has vast benefits for the State of Washington, as follows:

- Estuary restoration is consistent with Department of Ecology water quality improvement planning and it is the only long-term management approach that will address known violations of state water quality standards.
- Estuary restoration is integral to Deschutes Watershed restoration, which has been the focus of planning efforts by Squaxin Island Tribe, Thurston County, Department of Ecology, U.S. Environmental Protection Agency, Port of Olympia, and others.
- Estuary restoration is directly supportive of other state and local goals and standards:
 - Restoration and health of Puget Sound
 - Recovery of Orca and Chinook salmon
 - Improved climate resiliency
 - Engaged and healthy communities through recreation and stewardship
 - Habitat improvement for ESA-listed and locally important species
 - Eradication of known invasive species

- Estuary restoration supports equity goals for restorative justice. The Squaxin Island Tribe and other local area tribes have significant cultural, spiritual, and economic association with this area.
- Estuary restoration has the opportunity to meaningfully reduce cleanup costs for the Port of Olympia by depositing clean sediment over areas of known sediment contamination. This process is referred to as natural recovery and could be appropriate for remediation of shallow area of intertidal habitat in West Bay.
- Estuary restoration would reduce maximum flood elevations by approximately 1 foot across downtown Olympia, improving climate resiliency to an area that is particularly susceptible to the effects of sea level rise.
- Based on interviews with developers and local land use planners, an attractive and accessible estuary could increase downtown Olympia development and job creation, providing direct economic benefits to the region.

Key elements of estuary restoration include:

- A new 5th Avenue Bridge with separated bike lanes and dedicated pedestrian paths. This project component is being designed in close collaboration with City of Olympia.
- Initial construction dredging in the Middle and North Basin to restore the Deschutes River channel and side channels.
- Beneficial reuse of dredged sediment to construct habitat areas that promote ecological diversity and a vibrant shoreline environment.
- Boardwalks in the Middle and South Basins to bring the community over the water and increase walking opportunities.
- Celebration of the Pacific Northwest through native plantings, interpretive signage, and tribal art installations.
- Replacement of a fishing pier and construction of additional water access points for community use.
- Removal of the 5th Avenue Dam and reintroduction of tidal flow to the Deschutes Estuary.
- Recurring maintenance dredging in West Bay (at least through 2050), with funding provided by local entities as described in more detail below.

The project has four phases and is currently in Phase 3, which began in October 2023. An overview of each phase is provided below. The majority of funding requested by the Legislature would support Phase 3, and, if all funding targets are met, some of the funding would be allocated toward construction, which could begin as early as 2027.

- **Phase 1 – Expanded Scoping (2016).** A diverse group of stakeholders, in collaboration with DES, identified shared goals for long-term management of the Capitol Lake – Deschutes Estuary. Phase 1 was completed in 2016, satisfying the directives of a 2015 legislative proviso. At the conclusion of Phase 1, the Executive Work Group presented DES with a letter of support for continuing to Phase 2 (see Attachment 1).
- **Phase 2 – EIS (2018-2022).** Phase 2 completed an EIS that evaluated potential alternatives for long-term management of the waterbody, identified estuary restoration as the preferred alternative, and developed a shared funding and governance framework for long-term maintenance of the restored estuary.
- **Phase 3 – Design and Permitting (2023-2027 [pending funding]).** Phase 3 includes design and permitting of the estuary restoration. The design process began in October 2023 with partial funding of \$7M through initial legislative allocation and the Climate Commitment Act. Additional grant funding has been obtained by the project team to support conceptual and 30% design. This request will provide the funding needed to complete Phase 3 design and permitting.
 - Design and permitting is estimated to take 3 to 5 years.
 - Throughout Phase 3, DES will continue to aggressively pursue federal funding opportunities for the next phase, project construction.
- **Phase 4 – Construction (estimated 2027-2033).** Construction of the estuary is expected to be meaningfully supported with federal fundings which DES is pursuing to reduce state contribution to Phase 4. Estuary restoration is expected to take approximately 6 years to complete. Refer to the list of current grant funding opportunities, provided as an attachment, that have been pursued or investigated for funding in Phase 3 or 4.
- **Long-Term Maintenance.** Long-term maintenance of the Deschutes Estuary will be primarily funded by the local stakeholders, significantly reducing the extent of long-term contributions from the state related to this resource that has otherwise been solely the responsibility of the state since 1951. DES is actively negotiating an Interlocal Agreement for shared funding and governance of the restored estuary, with expected signature in late 2024. The ILA would provide funding for maintenance dredging in navigational areas of West Bay, through at least 2050. This supports coexistence of these natural restored ecosystems and a vibrant, downtown shoreline.

a) Identify whether the project can be phased, and if so, which phase is included in the request.

This request is for Phase 3.

3. How would the request address the problem or opportunity identified in question #1?

Water Quality: The waterbody has long been in violation of the Federal Clean Water Act and is the subject of Department of Ecology's Draft Total Maximum Daily Load (TMDL) water quality improvement project for Budd Inlet, released in June 2022. Removal of the 5th Avenue Dam would improve water quality conditions in Budd Inlet by increasing dissolved oxygen, which is very important to fish and other aquatic species. Ecology determined that estuary restoration is the **only** management approach capable of complying with the TMDL allocations and meeting applicable water quality standards.

Sediment Management: Removal of the 5th Avenue Dam would restore tidal flow to the Deschutes Estuary and would reestablish natural sediment deposition patterns of the estuary. Sediment deposition in West Bay would be restored to conditions more similar to what existed before construction of the 5th Avenue Dam. Note that the Port of Olympia and Olympia Yacht Club existed downstream of the Deschutes Estuary for many decades before the 5th Avenue Dam was constructed, and dredging was implemented historically to ensure that those commercial and recreational resources could exist within an estuary. Similarly, maintenance dredging is proposed to manage sediment in the future, allowing the working waterfront and recreational use of West Bay to be maintained. The estuary design includes initial pre-dredging of the North and Middle Basins during construction to reduce the amount of sediment that could be mobilized following removal of the 5th Avenue Dam. A long-term sediment monitoring program would also be implemented after construction to ensure that maintenance dredging is responsive to actual environmental conditions.

Improved Ecological Functions: Reestablishment of estuarine conditions, along with creation of hundreds of acres of new and diverse shoreline marsh habitat, will improve ecological functions in the waterbody. Estuarine habitat is one of the scarcest and most valuable habitat types in Puget Sound. Habitat reestablished by dam removal will benefit migratory fish resident to the Deschutes River watershed and south Puget Sound fish populations that depend on estuarine habitat for juvenile rearing, foraging, and outmigration, including Chinook salmon.

Enhanced Community Use: Recreation will be enhanced with new boardwalks in addition to the maintained loop around the North Basin. A fishing pier will be restored and water access points will be incorporated into the design. The addition of boardwalks along the west shoreline of the South and Middle Basins would promote walking, public gathering, wildlife viewing, and passive use, some of the most common existing uses in the area.

Similarly, the new 5th Avenue Bridge with separated bike and pedestrian lanes, would improve the connection between the existing pathways at Heritage Park to existing pathways along Deschutes Parkway. It would also better support the frequently used walking path around the North Basin. Because it would improve safety, particularly for bicycles, it could increase bicycle use around the North Basin, along West Bay, and throughout the study area.

4. What alternatives were explored?

Consistent with the 2018 legislative proviso that appropriated initial funding for Phase 2, the EIS analyzed **a Managed Lake Alternative, an Estuary Alternative, and a Hybrid Alternative** for long-term management of the waterbody. A No Action Alternative was also included to represent the most likely future expected in absence of implementing a long-term management project.

DES identified the Estuary Alternative as the preferred alternative with the following information:

- The Draft EIS, published in summer 2021, which is the body of technical work that discloses potential impacts and benefits of the project.
- Comments on the Draft EIS, which informed the range of additional technical work needed in the Final EIS and determined whether findings from the Draft EIS would need to change.
- Input from engaged stakeholders on which alternative(s) could achieve long-term stakeholder support (referred to as Decision Durability.) Decision Durability is defined as the ability of an alternative to achieve long-term support from local tribes, stakeholders, and communities.

DES solicited input on Decision Durability from the Executive Work Group (EWG) and EIS Community Sounding Board (CSB). The EWG and CSB were meaningfully engaged in the EIS process over several years. Each of the members provided a numerical score for the alternatives (on a scale of 1 to 10) to suggest the level of long-term support they forecast for the alternative. This numerical score was supplemented with a narrative response that described the factors that increased or decreased their support.

- The Estuary Alternative scored 8.1.
- The Hybrid Alternative scored 3.9.
- The Managed Lake Alternative scored 3.2.
- The No Action Alternative scored 1.1.

This numerical scoring alone demonstrates broad consensus and significant favor across engaged stakeholders for estuary restoration. The numerical scoring is supported by the broader evaluation that was conducted by DES and the EIS Project Team that concluded that the Estuary Alternative would best meet project goals and provide the greatest extent of other benefits to the project area and the State of Washington. The lowest score for the No Action Alternative indicates the agreement of all engaged stakeholders that the No Action Alternative is not an acceptable outcome of the process.

There are a range of issues that would continue or be exacerbated absent moving ahead with restoration of the Deschutes Estuary:

1. Repairs to the dam will likely be restricted and subject to rigorous federal permitting. The longer the State waits to complete the project, the greater the risk of a failure to the dam and the more difficult it will be to obtain authorizations for the work.
2. State and federal resource agencies will continue to deny requests to permit work in Capitol Lake. They have stated repeatedly and consistently that a long-term management plan is needed for the waterbody.
3. The waterbody will remain in violation of state and federal water quality standards. Ecology has determined that estuary restoration is the only management approach capable of meeting water quality standards. Therefore, under a scenario where the 5th Avenue Dam is maintained, DES will be unable to meet its TMDL allocations. This would result in significant extra costs to LOTT Clean Water Alliance and their rate payers.
4. There will be increased risks to state and local governments if implementation of corrective actions are delayed such as liability for continued flooding impacts seen under current conditions.
5. There will be a continued violation of Tribal usual and accustomed fishing rights and lack of access to the waterbody, along with an increased risk to the State of litigation from parties affected by the lack of action.
6. The State's credibility with stakeholders and the community will erode, and progress made on structuring future implementation funding may fall apart.

a) Why was the recommended alternative chosen?

DES identified the Estuary Alternative as the Preferred Alternative for long-term management of the Capitol Lake – Deschutes Estuary. In the process to identify a Preferred Alternative, DES evaluated the Managed Lake, Estuary, Hybrid, and No Action Alternatives against the following selection criteria.

- **Performance Against Project Goals.** The degree to which the long-term management alternatives would meet project goals.
- **Other Environmental Disciplines.** The potential significant impacts and benefits across the other environmental disciplines analyzed in this EIS but not directly associated with the project goals.
- **Environmental Sustainability.** The ability to provide net environmental benefits over a 30-year horizon, considering relative contribution to project goals; resiliency to climate change (including sea level rise), and the level of active management required to achieve the project goals.
- **Economic Sustainability.** Measured by the relative cost-effectiveness in constructing and operating the alternative in a way that would meet the project goals; and the severity of economic impacts if there is a lapse in long-term funding.
- **Construction Impacts.** The duration and magnitude of construction impacts.
- **Decision Durability.** Enterprise Services sought input on this selection criterion from the Squaxin Island Tribe, governmental and agency partners, and the Community Sounding Board convened for this project regarding the relative ability of the alternatives to achieve long-term support from local tribes, stakeholders, and communities. These groups collectively represent the communities most likely to be affected by this decision.

Identifying a Preferred Alternative based on relative performance against these criteria supported informed decision-making and ensured a comprehensive review of the long-term management alternatives, incorporating findings from a range of environmental analyses and other important information.

The Estuary Alternative scored highest in this decision-making process, based on the detailed analysis of the alternatives, review of comments received on the Draft EIS, and feedback from engaged stakeholders. Estuary restoration is shown to achieve the greatest range of benefits, is most supported by stakeholders, and is most consistent with other state and local policies.

5. Which clientele would be impacted by the budget request?

Historically, the Deschutes Estuary has had long-standing significance to local tribes for time immemorial. Continued funding for design and permitting would make strides toward a project that restores access and preserves fishing rights of local Tribes, including the Squaxin Island Tribe. The Squaxin Island Tribe has repeatedly stated that estuary

restoration is the only management approach that they support. Tribes will also benefit from improved water quality and enhanced habitat. The Squaxin Island Tribe is a key partner in the design and long-term implementation of habitat enhancement plans.

DES is engaging with the City of Olympia on 5th Avenue Bridge design. The City of Olympia will assume responsibility for the 5th Avenue Bridge after it is constructed (per the attached Interlocal Agreement). Through a robust engagement approach, the local community is also providing input in design of improved mobility and recreational infrastructure of the bridge.

DES is coordinating with the City of Tumwater on the proposed boardwalks in Tumwater Historical Park, which the city will assume responsibility for after construction.

DES is coordinating with the Puget Sound Estuarium to develop an education program to highlight the estuary restoration, including a full-scale rotating exhibit and tours that illustrate the importance of the naturalized shoreline habitat for ecosystem services and mitigating climate change, as well as the history of the estuary.

Continued funding for design and permitting would also allow DES to continue coordination with the Port of Olympia regarding implementation timelines and potential efficiencies to the Port-led remedial action that must occur in West Bay before the 5th Avenue Dam is removed.

Importantly, the waterbody is a state-owned resource and should be managed for the benefit of all state citizens. It is a local resource with direct value to Olympia, Tumwater, Thurston County, and to visitors of the Capitol Campus. The local community remains passionately interested and involved in the project. A similar level of engagement from the community as seen during the EIS process is expected during the design and permitting phase.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

Yes. DES has successfully obtained ~\$6M in grant funding and is actively pursuing other funding opportunities, as follows in the table below.

NOAA Tribal Priority Fish Passage through Barrier Removal, \$11.9M Request Partner to the Squaxin Island Tribe				
<ul style="list-style-type: none"> - <u>This application has been selected for funding and is under review, with an estimated award of \$6,437,390. Funding would be available as early as September 1, 2024.</u> - Initial funding will support the continuation of 30% design through the end of 2024. - In 2025, this funding will allow restoration design to proceed through 60%. - Approximately 10% of the funding will support stakeholder and community engagement. - Approximately \$500,000 will be earmarked for GCCM onboarding. - The remaining funding will support DES and Tribal staffing, including a grant administrator and Tribal Restoration Biologist, respectively. - The grant will not fund construction activities, but the Project is eligible to continue receiving funding from this source in the future, pending future successful applications. 				
NOAA	Transformational	Habitat,	\$24.8M	Request
Submitted with support from the Squaxin Island Tribe				
<ul style="list-style-type: none"> - <u>Through coordination with NOAA under the Tribal Priority Fish Passage grant, the team understands that funding through this other NOAA grant opportunity is unlikely.</u> - This request was very similar to the request submitted under the Tribal Priority Fish Passage grant but included additional staffing and construction activities. 				
NOAA	Coastal	Habitat	Restoration for Tribes,	\$1.15M Request
Prepared on behalf of the Squaxin Island Tribe				
<ul style="list-style-type: none"> - <u>Through coordination with NOAA under the Tribal Priority Fish Passage grant, the team understands that funding through this other NOAA grant opportunity is unlikely.</u> - Request focused on building capacity within the Squaxin Island Tribe by providing funding for a Tribal Restoration Biologist and Tribal Education/Cultural Liaison. - Included funding for the Deschutes Estuary Restoration Team (the community advocacy group) and an internship opportunity through Saint Martin's University. - Could have supported a grant administrator within DES. - Would not have provided other funding for design, permitting, or construction. 				

<p>NOAA Climate Resilience Regional Challenge, \$37.8M Request Partner to the City of Olympia, in collaboration with Port of Olympia, LOTT, and Squaxin Island Tribe</p> <ul style="list-style-type: none"> - <u>The Project Team is awaiting feedback from NOAA, expected summer 2024.</u> - Funding would be available as soon as October 1, 2024. - Could provide up to \$8M in funding for project design and permitting. - Includes staffing for DES and the Squaxin Island Tribe. - Requests \$27M to support dredging and beneficial reuse in construction years 1 and 2.
<p>USDOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE), \$4.9M Request Submitted with support from the City of Olympia</p> <ul style="list-style-type: none"> - <u>The Project Team is awaiting feedback from USDOT, expected summer 2024.</u> - Funding would be available as soon as October 1, 2024. - Could provide \$4.5M in funding for design of the new 5th Avenue Bridge and roadway. - Includes staffing for an Engineering/Project Manager position at the City of Olympia to support ongoing coordination with the Project Team.
<p>Washington State Puget Sound Acquisition and Restoration (PSAR), Large Capital Projects; \$5M Request Submitted with support from the Squaxin Island Tribe</p> <ul style="list-style-type: none"> - <u>Preliminary ranked project list submitted to the Governor’s Office and the legislature for funding consideration as part of full PSAR request in fall 2024. Funding depends on inclusion in approved 25-27 State Capital Budget winter/spring 2025.</u> - Funding would be available beginning July 1, 2025. - Could provide \$3.8M in funding for design of the new 5th Avenue Bridge and roadway, and includes \$1.2M for permitting and agency coordination efforts for the Project overall. - If this funding is obtained, it would reduce the level of funding needed from a direct appropriation or allow the direct appropriation to fund other efforts such as selecting and onboarding a GC/CM for construction.

Washington State Estuary & Salmon Restoration Program (ESRP), Nearshore Restoration and Protection Projects; \$2M Request Submitted with support from the Squaxin Island Tribe

- The Project has been selected to move forward into the full application process. Preliminary ranked project list submitted to the Governor's Office and the Legislature for funding consideration in October 2024.
- Funding would be available beginning July 1, 2025.
- Would focus on habitat planting and restoration design for the estuary only.
- Similar to the PSAR Large Capital Project, if obtained, this funding would reduce the amount of funding needed via direct appropriation from the legislature but is not enough to fulfill the remaining funding need for design and permitting.

National Fish and Wildlife Foundation, National Coastal Resilience Fund, \$1M Request Submitted with support from the City of Olympia

- The Project has been selected to move forward into the full application process. Award announcement expected in late 2024. Funding would be available in early 2025.
- Would support design of sea level rise protection features in Heritage Park as called for in Olympia's Sea Level Rise Plan and integration with estuary restoration design.

A key component of the design and permitting phase includes pursuing construction funding from federal, state, and local grants. DES acknowledges that a strong program management plan, with clear design objectives, project timelines, a funding strategy, and construction phasing plan is critical to successfully obtaining funds from these competitive grant sources. Fully funding design and permitting is a critical first step to demonstrate the Project has sufficient momentum to attract the substantial additional resources that will be needed for construction. DES is actively building coalitions with the City of Olympia, Port of Olympia, and Squaxin Island Tribe to secure larger funding opportunities.

The project has the potential to address local, regional, statewide, and national goals related to environmental sustainability and stewardship, climate change adaptation, water quality improvement, salmon recovery, tribal and intergenerational equity and environmental justice, transportation efficiency, and more. But, the federal dollars allocated to these programs are finite and the sooner DES can pursue them, the greater chance of success. DES will make all efforts to reduce the state capital ask for construction, but it is critical to receive the remaining required funding for design and permitting to move forward.

After construction, long-term maintenance of the estuary would be supported through shared funding from local, Tribal, state, and regional partners. These partners have already taken steps toward committing to ownership of project assets and paying for sediment management through a signed Memorandum of Understanding. The Project Team is negotiating with signatories throughout 2024 to move toward a legally binding ILA.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

Under state law (RCW 79.24.720), DES is responsible for the stewardship, preservation, operation, and maintenance of the public and historic facilities of the state capitol. DES finds it increasingly difficult to meet these responsibilities without implementing a long-term management plan for the waterbody.

The multifaceted array of benefits that would materialize through the project would further the goals and objectives of numerous local, state, and federal planning documents. It is aligned with—and in some cases explicitly identified in—the planning documents provided on the next page (not a comprehensive list).

- Completing the project would fulfill Principles 3 and 5 of the [*Master Plan for the Capitol of the State of Washington*](#), which are to employ the highest standards of environmental protection and protect citizen’s investment in state facilities.
- Completing the project would support priorities related to excellence in stewardship, safety, and sustainability outlined within the *Enterprise Services Capital Plan*.
- Regional salmon recovery planning efforts recognize the importance of the project in contributing to Puget Sound salmon recovery. Strategy 6 of the *2022–2026 Puget Sound Action Agenda*¹ seeks to “address fish passage barriers and reopen salmon habitat by accelerating strategic planning and sequenced implementation of projects.” The project is a Key Opportunity to implement

¹ Puget Sound is part of the National Estuary Program, authorized by Section 320 of the Clean Water Act. It is a U.S. Environmental Protection Agency program to protect and restore the water quality and ecological integrity of estuaries of national significance. Each estuary of national significance develops and implements a long-term plan, known as a Comprehensive Conservation and Management Plan (CCMP), which contains actions to address water quality and living resource challenges and priorities. The actions incorporated into the Puget Sound Action Agenda are developed by local interests known as Local Implementing Organizations (LIO). The LIO for the southern sound is known as the Alliance for a Healthy South Sound. It is composed of representatives from four counties (Thurston, Mason, Pierce, and Kitsap) and three Tribes (Squaxin Island, Nisqually, and Puyallup). They have worked together to derive priorities for improving the health of Puget Sound including its salmon populations.

Strategy 6 in 2022–2026: “Coordinate planning, design, and adaptive management for Capitol Lake and Deschutes Estuary to improve salmon habitat, migration, and spawning.”

- Olympia and Tumwater *Shoreline Master Programs* (required under Washington’s Shoreline Management Act) call for priorities the project would accomplish, including improvements to water quality, sediment transport, public access, and other ecological functions, including fish passage. Specifically, the project would accomplish Olympia’s Shoreline Master Program Restoration Plan priorities pertinent to the Deschutes Estuary. The Restoration Plan addresses the Deschutes Estuary in two of its Priority statements. Section 6.5, “Priority 5 - Reconnect Fish Passage to Budd Inlet, and Restore Mouths of Tributary Streams,” discusses the importance of fish passage, specifically noting the dam, fish ladder, and tide gate on the Deschutes River as well as other upstream and downstream tributaries to Budd Inlet. Section 6.9, “Priority 9 - Restore Estuarine Transition Habitat and Intertidal Influence,” discusses the importance of estuaries for a variety of ecological functions. These two sections of the Restoration Plan reflect the plan’s overall vision for restoration of the Deschutes Estuary.
- Olympia and Tumwater *Comprehensive Plans* (required under Washington’s Growth Management Act) call for protecting and improving water quality and aquatic habitat areas, which the project would accomplish. These goals are not met with the dam in place.
- As described in the previous section, the project is specifically identified as a strategy for adapting to future climate change and sea level rise in the *Olympia Sea Level Rise Response Plan*, a collaboration between the City of Olympia, LOTT Clean Water Alliance, and the Port of Olympia.
- Restoring estuarine habitat in Puget Sound is a key species recovery strategy for Chinook salmon and Southern Resident killer whales. Governor Jay Inslee created the *Southern Resident Killer Whale Task Force* to develop recommendations for species recovery. This project is consistent with and would further three of the Task Force’s top four recommendations, which address restoration of nearshore habitat for the benefit of Chinook and forage fish.
- In 2022, Ecology finalized the *Budd Inlet Dissolved Oxygen Total Maximum Daily Load Water Quality Improvement Report and Implementation Plan*. This document identified that dam removal is the most important action to resolve chronic dissolved oxygen depletion and meet water quality standards in Budd Inlet.
- The project is consistent with the *National Saltwater Recreational Fisheries Policy* goals to “recover sustainable saltwater recreational and non-commercial fisheries resources, including protected species, and healthy marine and estuarine habitats.” The Tribe’s collaborative partnership with DES in this project exemplifies the Policy’s goal to “pursue and support equitable treatment and meaningful

involvement of underserved and underrepresented communities in recreational and non-commercial fisheries and stewardship.”

- The waterbody is state-owned aquatic land under long-term lease agreement to DES from the Washington State Department of Natural Resources (DNR). Advancing the project would fulfill DNR’s requirements to ensure environmental protection, encourage direct public use and access, and foster water-dependent uses (RCW 79.105.030).

This is just a sample of the federal, state, and local planning efforts with which this project is consistent. Other relevant planning efforts that the project aligns with include state and local plans for the management of recreation resources, Olympia’s Downtown Strategy, Tribal salmon recovery plans, and the program objectives of numerous community organizations in the region.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

The 2022-2026 Action Agenda for Puget Sound identifies this project as a key opportunity, as follows: “coordinate planning, design, and adaptive management for Capitol Lake and Deschutes Estuary to improve salmon habitat, migration, and spawning.”

Restoration of the Deschutes Estuary, as proposed, will support the strategies and actions in the Puget Sound Action Agenda to:

- Protect and restore habitat and habitat-forming processes
- Protect and improve water quality
- Protect the food web and imperiled species
- Prevent the worst effects of climate change
- Ensure human wellbeing

Estuary restoration also helps fulfill the Puget Sound Partnership’s statutory mandate to protect and restore an estuary of national significance by restoring estuary habitat in Puget Sound.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Healthy coastal ecosystems are shown to assist in mitigating climate change and reducing carbon pollution by sequestering and storing carbon in coastal and marine ecosystems, preventing release to the atmosphere. DES has received numerous comments from local stakeholders about the relationship between this project and potential blue carbon sequestration and estuary restoration would provide the greatest ability to sequester carbon in the project area, compared to current management practices and the other alternatives considered.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Attachments:

Attachment 1: Funding Opportunity Decision Matrix

Attachment 2: Current Draft of the Interlocal Agreement for Long-Term Shared Funding and Governance

Attachment 3: C100

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

The Deschutes Estuary Restoration project is directly aligned with the Governor’s Salmon Strategy, specifically targeting the restoration of estuarine habitat, which is critical for salmon recovery. The proposed removal of the 5th Avenue Dam and the re-establishment of tidal hydrology directly support salmon habitat improvement, a priority identified in the strategy.

Estuarine restoration is a cornerstone of salmon recovery efforts within the Puget Sound region. By restoring natural tidal flow to the Deschutes Estuary, this project will enhance habitat complexity, increase food availability, and improve water quality, all essential for the survival and recovery of salmonid species, including Chinook, Coho, and Chum salmon. This restoration aligns with the actions outlined in the Governor’s Salmon Strategy, particularly those focused on habitat restoration and water quality improvement.

The Deschutes River watershed provides habitat for five migratory fish populations that would benefit from dam removal and estuary restoration. Chinook and steelhead and federally listed species. Coho salmon are listed as a species of concern in Puget Sound, and the Deschutes River provides important habitat for this population. Listed chinook and steelhead also use the waters of southern Puget Sound, including Budd Inlet and those of the project area. The Deschutes River coho population is seriously depressed, having undergone a significant decline since the late 1980s.

Regional recovery planning efforts recognize the importance of the project in contributing to Puget Sound salmon recovery. Strategy 6 of the Puget Sound Action Agenda* seeks to “address fish passage barriers and reopen salmon habitat by accelerating strategic planning and sequenced implementation of projects.”

The project is a Key Opportunity to implement Strategy 6 in 2022–2026: “Coordinate planning, design, and adaptive management for Capitol Lake and Deschutes Estuary to improve salmon habitat, migration, and spawning.” **One of this project’s key strengths is that it not only reopens stream miles for salmon habitat, but would restore 260 acres of estuary—one of the scarcest and most valuable habitat types in Puget Sound—benefiting migratory fish resident to the Deschutes Watershed and southern Puget Sound fish populations that depend on estuarine habitat for juvenile rearing, foraging, and outmigration, including Endangered Species Act (ESA)-listed chinook salmon.**

The project advances a known tribal priority by restoring access to traditional fishing grounds and improving the overall health of the ecosystem. The Squaxin Island Tribe, in particular, has expressed strong support for the restoration of the Deschutes Estuary, as it will reestablish a critical habitat for salmon and other species that are culturally and economically important to the Tribe.

The Squaxin Island Tribe (Tribe) is a federally recognized Indian Tribe composed of the seven bands that signed the Treaty of Medicine Creek in 1854. The Steh-Chass band, one of the seven bands, were the inhabitants of the Budd Inlet waters with village sites in what is now the state capitol in Olympia. The Usual and Accustomed (U&A) fishing places of the Tribe are located throughout southern Puget Sound.

The Tribe's cultural and economic well-being depend upon sufficient habitat to support abundant and sustainable fisheries. The Tribe has vital interests in ensuring that aquatic habitats are protected and restored so that it can continue to exercise its federal treaty rights. This project demonstrates a commitment to honoring tribal rights and collaborating with tribal nations to steward natural resources.

The urgency of this project in the upcoming biennium is underscored by the continued degradation of salmon habitat in the Capitol Lake Basin. The estuary is currently subject to ongoing environmental stressors, including sediment accumulation and water quality violations, which are detrimental to salmon populations. Immediate restoration is necessary to prevent further habitat loss and reverse the conditions leading to declines in salmon numbers. Delaying the project risks exacerbating these issues, making it more difficult to achieve salmon recovery goals in the future.

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	Deschutes Estuary Restoration Project	
OFM Project Number	40000607	

Contact Information

Name	Ann Larson	
Phone Number	360-485-7145	
Email	Ann Larson	

Statistics

Gross Square Feet	N/A	MACC per Gross Square Foot	
Usable Square Feet	N/A	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	N/A		
Space Efficiency		A/E Fee Class	C
Construction Type	Civil Construction	A/E Fee Percentage	4.32%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.00%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	September-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	August-18	Predesign End	October-22
Design Start	October-23	Design End	December-27
Construction Start	March-27	Construction End	March-33
Construction Duration	72 Months		

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Project Cost Summary

Total Project	\$437,104,310	Total Project Escalated	\$484,631,595
		Rounded Escalated Total	\$484,632,000
Amount funded in Prior Biennia			\$7,000,000
Amount in current Biennium			\$25,523,000
Next Biennium			\$173,877,000
Out Years			\$278,231,000

Acquisition			
Acquisition Subtotal	\$2,000,000	Acquisition Subtotal Escalated	\$2,000,000

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$43,161,187		
Extra Services	\$0		
Other Services	\$4,565,171		
Design Services Contingency	\$2,386,318		
Consultant Services Subtotal	\$50,112,675	Consultant Services Subtotal Escalated	\$53,107,356

Construction			
Maximum Allowable Construction Cost (MACC)	\$248,965,497	Maximum Allowable Construction Cost (MACC) Escalated	\$269,903,496
GCCM Risk Contingencies	\$74,689,649		\$89,336,290
GCCM Management	\$1,000,000		\$1,196,100
Owner Construction Contingency	\$16,232,757		\$19,416,002
Non-Taxable Items	\$0		\$0
Sales Tax	\$34,088,790	Sales Tax Escalated	\$37,985,189
Construction Subtotal	\$374,976,694	Construction Subtotal Escalated	\$417,837,077

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

Artwork			
Artwork Subtotal	\$1,244,827	Artwork Subtotal Escalated	\$1,244,827

Agency Project Administration			
Agency Project Administration Subtotal	\$4,194,114		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$4,151,000		
Project Administration Subtotal	\$8,345,114	Project Administration Subtotal Escalated	\$9,981,592

Other Costs			
Other Costs Subtotal	\$425,000	Other Costs Subtotal Escalated	\$460,743

Project Cost Estimate			
Total Project	\$437,104,310	Total Project Escalated	\$484,631,595
		Rounded Escalated Total	\$484,632,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$2,000,000	\$0	\$2,000,000		\$0
Consultant Services					
Consultant Services Subtotal	\$53,107,356	\$6,497,613	\$16,000,000	\$4,000,000	\$26,609,743
Construction					
Construction Subtotal	\$417,837,077	\$0	\$6,000,000	\$168,000,000	\$243,837,077
Equipment					
Equipment Subtotal	\$0	\$0	\$0	\$0	\$0
Artwork					
Artwork Subtotal	\$1,244,827	\$0	\$0	\$0	\$1,244,827
Agency Project Administration					
Project Administration Subtotal	\$9,981,592	\$502,387	\$1,061,900	\$1,877,498	\$6,539,807
Other Costs					
Other Costs Subtotal	\$460,743		\$460,743		\$0
Project Cost Estimate					
Total Project	\$484,631,595	\$7,000,000	\$25,522,643	\$173,877,498	\$278,231,454
	\$484,632,000	\$7,000,000	\$25,523,000	\$173,877,000	\$278,231,000
			5%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$2,000,000				
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$2,000,000		NA	\$2,000,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$10,161,187			69% of A/E Basic Services
A/E Basic Design Services (2025-2027)	\$16,000,000			Request for 2025-2027
Future Biennia (2027-2033)	\$17,000,000			Future biennia to serve as Owners Rep
Sub TOTAL	\$43,161,187	1.0378	\$44,792,680	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0378	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$4,565,171			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Consultant Construction Management				
Insert Row Here				
Sub TOTAL	\$4,565,171	1.1961	\$5,460,401	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$2,386,318			
Other				

Insert Row Here				
Sub TOTAL	\$2,386,318	1.1961	\$2,854,275	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$50,112,675		\$53,107,356	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$23,522,931			
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Estuary Dredge	\$57,500,588			Cost estimates are based on 15% design
Habitat Restoration	\$14,629,440			Cost estimates are based on 15% design
Recreation Improvements	\$26,455,584			Cost estimates are based on 15% design
Geotechnical Improvements	\$17,279,627			Cost estimates are based on 15% design
Roadway Improvements	\$4,536,135			Cost estimates are based on 15% design
Bridge Structural - 5th Ave	\$73,068,800			Cost estimates are based on 15% design
Bridge Structural - Percival Cove	\$4,475,000			Cost estimates are based on 15% design
Park Restoration	\$6,319,069			Cost estimates are based on 15% design
Storm Drainage and Utility Infrastructure	\$7,127,228			Cost estimates are based on 15% design
Dam Removal	\$14,051,095			Cost estimates are based on 15% design
Sub TOTAL	\$248,965,497	1.0841	\$269,903,496	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0841	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				

C10 - Interior Construction			
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 Direct Cost			
Insert Row Here			
Sub TOTAL	\$0	1.1961	\$0

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$248,965,497		\$269,903,496
	NA		NA per GSF

5a) GCCM Risk Contingency			
GCCM Risk Contingency			
Design Contingency (in Conceptual Design)	\$74,689,649		
Insert Row Here			
Sub TOTAL	\$74,689,649	1.1961	\$89,336,290

5b) GCCM Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services	\$1,000,000		
Other			
Insert Row Here			
Sub TOTAL	\$1,000,000	1.1961	\$1,196,100

6) Total Cost of Construction (TCC)			
TCC Sub TOTAL	\$324,655,146		\$360,435,886
	NA		NA per 0

7) Owner Construction Contingency			
Allowance for Change Orders	\$16,232,757		
Other			
Insert Row Here			
Sub TOTAL	\$16,232,757	1.1961	\$19,416,002

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1961	\$0

9) Sales Tax

Sub TOTAL \$34,088,790

\$37,985,189

CONSTRUCTION CONTRACTS TOTAL \$374,976,694

\$417,837,077

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction	\$0				
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1961	\$0	
2) Non Taxable Items					
Other	\$0				
Insert Row Here					
Sub TOTAL	\$0		1.1961	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
0.5% Art and Signage Placeholder	\$1,244,827				
Insert Row Here					
ARTWORK TOTAL	\$1,244,827		NA	\$1,244,827	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$4,194,114				
Additional Services					
Additional PM Support (4 biennia)	\$4,151,000				Biennial cost of \$1.038M.
<i>Subtotal of Other</i>	<i>\$4,151,000</i>				
PROJECT MANAGEMENT TOTAL	\$8,345,114		1.1961	\$9,981,592	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Education & Outreach	\$350,000				Puget Sound Estuarium
B&G Support	\$25,000				
Permit Fees	\$50,000				
OTHER COSTS TOTAL	\$425,000		1.0841	\$460,743	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

This is an estimate only. Valuation for property that will be acquired as part of this project will begin in late 2024 and continue through

Insert Row Here

Tab B. Consultant Services

This only includes consultant services through 2027. The Consultant Services is comprised of the remaining \$13M that we need to

Insert Row Here

Tab C. Construction Contracts

This tab reflects the current construction estimate. However, as a reminder, only a small portion of this could/would be spent in the DES is aggressively pursuing federal and state grant funding. This tab reflects total construction cost estimate, though a significant

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

0.5% is programmed for artwork.

Insert Row Here

Tab F. Project Management

This includes all agency costs using a staffing projection for next year, with a 3.33 escalation to the base staffing cost annually

Insert Row Here

Tab G. Other Costs

Support from Buildings and Grounds is an estimate and may be needed as field efforts continue.

Permit fees are an estimate only.

Insert Row Here

Legislative Campus Modernization - O'Brien Renovation

CBS ID:	92000020	Project Class:	Program
Subproject Number:	40000434	Agency Priority:	10
Program:	Major Projects - Legislative Campus Modernization	Starting Fiscal Year:	2026

Project Summary

This project will rehabilitate and expand the historic Joel Pritchard State Library and renovate the third and fourth floors of the John L. O'Brien building as part of the Legislative Campus Modernization (LCM) as authorized in SHB 1080 (section 1111).

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Legislature directed DES to oversee work for LCM.

The LCM project will address the space needs of legislative agencies and critical issues with the Irv Newhouse (Newhouse) Building, Joel Pritchard State Library (Pritchard), and John L. O'Brien (O'Brien) buildings. Issues include:

- Newhouse was built as a temporary structure and needs to be replaced.
- More than 60 percent of Pritchard was built for book storage and cannot be used for office space.
- Newhouse and Pritchard had growing life-safety concerns as well as operational and functional deficiencies.
- The 3rd and 4th floors of the O'Brien Building are overcrowded, leading to issues with access, security and privacy – particularly during session.

This request is specific to the Pritchard rehabilitation and expansion and the O'Brien rehabilitation portions of the project. Please see the [Legislative Campus Modernization Predesign](#) and the [project website](#) for additional information and the most recent project information.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Construction on the Pritchard building rehabilitation and expansion started during the 23-25 biennium and will continue into the 25-27 biennium. O'Brien construction will begin in the 25-27 biennium. This request reflects the remaining construction funds needed to complete the full scope of both the Pritchard and the O'Brien projects.

3. How would the request address the problem or opportunity identified in question #1?

This project will rehabilitate and expand the Pritchard building to approximately 76,000 gsf (from 55,485 gsf) and renovate the 3rd and 4th floors of the O'Brien building. And in doing so, will:

- Provide space for House member offices and related functions and Legislative Agencies and food service currently located in Pritchard.
- Preserve the historic Washington Reading Room, restoring its historic appearance and replace the library book stacks with a three-story addition.
- Create adequate space to meet the needs of tenants in both buildings.

4. What alternatives were explored?

Please see the [Legislative Campus Modernization, Predesign Report, Addendum: Pritchard Rehabilitation/Expansion Validation Study](#) for a complete discussion of the alternatives explored.

5. Which clientele would be impacted by the budget request?

Current Pritchard building tenants include Legislative Facilities, Code Reviser, Joint Legislative Systems Committee (Legislative Service Center), House and Senate Security, Third House Message Center (session only), and the Department of Services for the Blind, Dome Deli (session only). The tenants will be moved into the temporary Legislative Modular Building prior to the 2025 legislative session.

Current O'Brien tenants include members of the House of Representatives and legislative staff. The tenants will be moved out of the building prior to construction in 2026.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and, Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

No.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

No.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Yes, the Pritchard project will receive at least Silver LEED certification and target net-zero ready. The addition includes a high-performance exterior envelope and will be ready to support a future a photovoltaic (PV) array (not currently funded).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

N/A

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No

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

The following provisos, reports, and analysis support this request:

- *Section 1111 of the 2021 Capital Budget, SHB 1080.SL*
- *Legislative Campus Modernization, Predesign Report, Addendum: Pritchard Rehabilitation/Expansion Validation Study*
- *State Capitol Development Study, Schacht Aslani Architects/Mithun. 2017 Historic Structures Report, August 2002*

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed

- Predesign funding for the LCM project was funded in the 2017-19 biennium.
- Design funding was provided in 2019-21.

- Construction funding was provided in 2021-23 and 2023-25.

15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

No.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	O'Brien Renovation
OFM Project Number	92000020

Contact Information

Name	Wes Kirkman
Phone Number	360-490-1044
Email	Wesley.kirkman@des.wa.gov

Statistics

Gross Square Feet	17,630	MACC per Gross Square Foot	\$267
Usable Square Feet		Escalated MACC per Gross Square Foot	\$283
Alt Gross Unit of Measure			
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	13.24%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	
Inflation Rate	3.33%	Higher Ed Institution	
Sales Tax Rate %	10.00%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By			

Schedule

Predesign Start		Predesign End	
Design Start	December-22	Design End	April-24
Construction Start	April-26	Construction End	September-26
Construction Duration	5 Months		

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Project Cost Summary

Total Project	\$11,405,685	Total Project Escalated	\$11,995,195
		Rounded Escalated Total	\$11,995,000
Amount funded in Prior Biennia			\$2,900,000
Amount in current Biennium			\$9,095,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$1,495,926		
Extra Services	\$15,000		
Other Services	\$290,198		
Design Services Contingency	\$90,056		
Consultant Services Subtotal	\$1,891,180	Consultant Services Subtotal Escalated	\$1,914,225

Construction			
Maximum Allowable Construction Cost (MACC)	\$4,702,547	Maximum Allowable Construction Cost (MACC) Escalated	\$4,987,504
GCCM Risk Contingencies	\$510,000		\$540,906
GCCM Management	\$1,045,000		\$1,108,327
Owner Construction Contingency	\$812,877		\$862,138
Non-Taxable Items	\$0		\$0
Sales Tax	\$707,078	Sales Tax Escalated	\$749,925
Construction Subtotal	\$7,777,502	Construction Subtotal Escalated	\$8,248,800

Equipment			
Equipment	\$650,000		
Sales Tax	\$65,000		
Non-Taxable Items	\$0		
Equipment Subtotal	\$715,000	Equipment Subtotal Escalated	\$758,329

Artwork			
Artwork Subtotal	\$59,678	Artwork Subtotal Escalated	\$59,678

Agency Project Administration			
Agency Project Administration Subtotal	\$601,398		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	-\$539,073		
Project Administration Subtotal	\$62,325	Project Administration Subtotal Escalated	\$66,103

Other Costs			
Other Costs Subtotal	\$900,000	Other Costs Subtotal Escalated	\$948,060

Project Cost Estimate			
Total Project	\$11,405,685	Total Project Escalated	\$11,995,195
		Rounded Escalated Total	\$11,995,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$1,914,225	\$2,000,000	-\$85,775		\$0
Construction					
Construction Subtotal	\$8,248,800		\$8,248,800		\$0
Equipment					
Equipment Subtotal	\$758,329		\$758,329		\$0
Artwork					
Artwork Subtotal	\$59,678		\$59,678		\$0
Agency Project Administration					
Project Administration Subtotal	\$66,103		\$66,103		\$0
Other Costs					
Other Costs Subtotal	\$948,060	\$900,000	\$48,060		\$0

Project Cost Estimate					
Total Project	\$11,995,195	\$2,900,000	\$9,095,195	\$0	\$0
	\$11,995,000	\$2,900,000	\$9,095,000	\$0	\$0
Percentage requested as a new appropriation			76%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0534	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation	\$2,547			
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$2,547	1.0534	\$2,684	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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				
Total Direct Cost	\$4,700,000			
Insert Row Here				
Sub TOTAL	\$4,700,000	1.0606	\$4,984,820	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$4,702,547		\$4,987,504	
	\$267		\$283 per GSF	

5a) GCCM Risk Contingency				
GCCM Risk Contingency	\$275,000			
Insurance	\$40,000			
Bonds	\$75,000			
Design/Estimating Contingency	\$120,000			
Sub TOTAL	\$510,000	1.0606	\$540,906	
5b) GCCM Costs				
GCCM Fee	\$160,000			
Bid General Conditions	\$1,400,000			
GCCM Preconstruction Services	\$50,000			
Negotiated Support Services	\$250,000			
Adjustment	-\$815,000			Adjustment to align with target budget of \$12.004M
Sub TOTAL	\$1,045,000	1.0606	\$1,108,327	
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$6,257,547		\$6,636,737	
	\$355		\$376 per 0	
7) Owner Construction Contingency				
Allowance for Change Orders	\$312,877			
Other	\$500,000			Additional Contingency
Insert Row Here				
Sub TOTAL	\$812,877	1.0606	\$862,138	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0606	\$0	
9) Sales Tax				
Sub TOTAL	\$707,078		\$749,925	
CONSTRUCTION CONTRACTS TOTAL	\$7,777,502		\$8,248,800	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$645,926			69% of A/E Basic Services
Other	\$850,000			See "Pritchard Budget Summary" workbook for details
Insert Row Here	\$0			Costs are tracked separately
Sub TOTAL	\$1,495,926	1.0000	\$1,495,926	Escalated to Mid-Design
3) Extra Services				
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				
TOTAL	\$15,000			
Insert Row Here				
Sub TOTAL	\$15,000	1.0000	\$15,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$290,198			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$290,198	1.0606	\$307,785	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$90,056			
Other				

Insert Row Here				
Sub TOTAL	\$90,056	1.0606	\$95,514	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,891,180		\$1,914,225	

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Total	\$650,000				
Insert Row Here					
Sub TOTAL	\$650,000		1.0606	\$689,390	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0606	\$0	
3) Sales Tax					
Sub TOTAL	\$65,000			\$68,939	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$715,000			\$758,329	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$59,678				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$59,678		NA	\$59,678	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$601,398				
Additional Services					
Other					No additional PM fees
Insert Row Here	-\$539,073				
<i>Subtotal of Other</i>	-\$539,073				
PROJECT MANAGEMENT TOTAL	\$62,325		1.0606	\$66,103	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
2024 Supp Funding	\$900,000				
Insert Row Here					
OTHER COSTS TOTAL	\$900,000		1.0534	\$948,060	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Joel Pritchard State Library - Rehabilitation and Replacement

CBS ID:	92000020	Project Class:	Program
Subproject Number:	40000433	Agency Priority:	10
Program:	Major Projects - Legislative Campus Modernization	Starting Fiscal Year:	2026

Project Summary

This request is related to the project to rehabilitate and expand the historic Joel Pritchard State Library as part of the Legislative Campus Modernization, as authorized in SHB 1080 (section 1111).

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Legislature directed DES to oversee work for Legislative Campus Modernization (LCM).

The project will address the space needs of legislative agencies and critical issues with the Irv Newhouse (Newhouse) Building, Joel Pritchard State Library (Pritchard), and John L. O'Brien (O'Brien) buildings. Issues include:

- Newhouse was built as a temporary structure and needs to be replaced.
- More than 60 percent of Pritchard was built for book storage and cannot be used for office space.
- Newhouse and Pritchard had growing life-safety concerns as well as operational and functional deficiencies.
- The 3rd and 4th floors of the O'Brien Building are overcrowded, leading to issues with access, security and privacy – particularly during session.

This request is specific to the Pritchard rehabilitation and expansion portion of the project. Based on recent estimates, the project is \$2M higher than the budget approved by the Project Executive Team (PET) budget. DES is working diligently with our contractor, BNB Builders, to reduce costs and bring the budget back into alignment.

This budget request serves as a placeholder. DES will work with the PET in October to fine-tune this estimate.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Construction on the Pritchard building rehabilitation and expansion started during the 23-25 biennium and will continue into the 25-27 biennium. This request reflects the potential overage identified in July 2024 and shared with the PET in August 2024.

3. How would the request address the problem or opportunity identified in question #1?

This project will rehabilitate and expand the Pritchard building to approximately 76,000 gsf (from 55,485 gsf). And in doing so, will:

- Provide space for House member offices and related functions and Legislative Agencies and food service currently located in Pritchard.
- Preserve the historic Washington Reading Room, restoring its historic appearance and replace the library book stacks with a three-story addition.

4. What alternatives were explored?

Cost containment options will be identified and analyzed in August and September and shared with the PET in October.

Please see the [Legislative Campus Modernization, Predesign Report](#), Addendum: Pritchard Rehabilitation/Expansion Validation Study for a complete discussion of the alternatives explored.

5. Which clientele would be impacted by the budget request?

Current building tenants include Legislative Facilities, Code Reviser, Joint Legislative Systems Committee (Legislative Service Center), House and Senate Security, Third House Message Center (session only), and the Department of Services for the Blind, Dome Deli (session only).

The tenants will move into the temporary Legislative Modular Building prior to the 2025 legislative session.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the following DES agency strategies, priorities, and initiatives:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure, and building systems;
- Part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and, Aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

No.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

No.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Yes, this rehabilitation will receive at least Silver LEED certification and target net-zero ready. The addition includes a high-performance exterior envelope and will be ready to support a future photovoltaic (PV) array (not currently funded).

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

NA

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No

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

The following provisos, reports, and analysis support this request:

- *Section 1111 of the 2021 Capital Budget, SHB 1080.SL*
- *Legislative Campus Modernization, Predesign Report, Addendum: Pritchard Rehabilitation/Expansion Validation Study*
- *State Capitol Development Study, Schacht Aslani Architects/Mithun. 2017 Historic Structures Report, August 2002*

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed

- Predesign funding for the LCM project was funded in the 2017-19 biennium.
- Design funding was provided in 2019-21.

- Construction funding was provided in 2021-23 and 2023-25.
- Future funds will be provided in 2025-27.

15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

No.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Pritchard Rehab and Replacement
OFM Project Number	92000020

Contact Information

Name	Wes Kirkman
Phone Number	360-490-1044
Email	Wesley.kirkman@des.wa.gov

Statistics

Gross Square Feet	76,364	MACC per Gross Square Foot	\$825
Usable Square Feet		Escalated MACC per Gross Square Foot	\$848
Alt Gross Unit of Measure			
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	9.60%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	
Inflation Rate	3.33%	Higher Ed Institution	
Sales Tax Rate %	10.00%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	December-22	Design End	April-24
Construction Start	May-24	Construction End	September-26
Construction Duration	28 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$127,429,548	Total Project Escalated	\$130,597,524
		Rounded Escalated Total	\$130,598,000
Amount funded in Prior Biennia			\$90,231,000
Amount in current Biennium			\$40,400,000
Next Biennium			\$0
Out Years			-\$33,000

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$11,998,922		
Extra Services	\$1,800,000		
Other Services	\$2,851,556		
Design Services Contingency	\$832,524		
Consultant Services Subtotal	\$17,483,002	Consultant Services Subtotal Escalated	\$17,587,631

Construction			
Maximum Allowable Construction Cost (MACC)	\$63,000,000	Maximum Allowable Construction Cost (MACC) Escalated	\$64,789,200
GCCM Risk Contingencies	\$7,070,000		\$7,270,788
GCCM Management	\$16,334,500		\$16,798,400
Owner Construction Contingency	\$9,413,928		\$9,681,284
Non-Taxable Items	\$0		\$0
Sales Tax	\$9,581,956	Sales Tax Escalated	\$9,854,084
Construction Subtotal	\$105,400,384	Construction Subtotal Escalated	\$108,393,756

Equipment			
Equipment	\$2,200,000		
Sales Tax	\$220,000		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,420,000	Equipment Subtotal Escalated	\$2,488,728

Artwork			
Artwork Subtotal	\$649,739	Artwork Subtotal Escalated	\$649,739

Agency Project Administration			
Agency Project Administration Subtotal	\$3,287,859		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	-\$3,243,936		
Project Administration Subtotal	\$43,923	Project Administration Subtotal Escalated	\$45,171

Other Costs			
Other Costs Subtotal	\$1,432,500	Other Costs Subtotal Escalated	\$1,432,500

Project Cost Estimate			
Total Project	\$127,429,548	Total Project Escalated	\$130,597,524
		Rounded Escalated Total	\$130,598,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$17,587,631	\$17,597,026			-\$9,395
Construction					
Construction Subtotal	\$108,393,756	\$69,505,000	\$40,400,000		-\$1,511,244
Equipment					
Equipment Subtotal	\$2,488,728	\$2,493,810			-\$5,082
Artwork					
Artwork Subtotal	\$649,739	\$643,583			\$6,156
Agency Project Administration					
Project Administration Subtotal	\$45,171	-\$8,791			\$53,962
Other Costs					
Other Costs Subtotal	\$1,432,500				\$1,432,500

Project Cost Estimate					
Total Project	\$130,597,524	\$90,230,628	\$40,400,000	\$0	-\$33,104
	\$130,598,000	\$90,231,000	\$40,400,000	\$0	-\$33,000
Percentage requested as a new appropriation			31%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$6,347,013			69% of A/E Basic Services
Other	\$12,000,000			See "Pritchard Budget Summary" workbook for details
Insert Row Here	-\$6,348,091			Costs are tracked separately
Sub TOTAL	\$11,998,922	1.0000	\$11,998,922	Escalated to Mid-Design
3) Extra Services				
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				
TOTAL	\$1,800,000			
Insert Row Here				
Sub TOTAL	\$1,800,000	1.0000	\$1,800,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$2,851,556			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$2,851,556	1.0284	\$2,932,541	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$832,524			
Other				

Insert Row Here				
Sub TOTAL	\$832,524	1.0284	\$856,168	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$17,483,002		\$17,587,631	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Additional Project Funding				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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				
Total Direct Cost	\$63,000,000			
Sub TOTAL	\$63,000,000	1.0284	\$64,789,200	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$63,000,000		\$64,789,200	
	\$825		\$848 per GSF	

5a) GCCM Risk Contingency				
GCCM Risk Contingency	\$3,300,000			
Insurance	\$750,000			
Bonds	\$820,000			
Design/Estimating Contingency	\$2,200,000			
Sub TOTAL	\$7,070,000	1.0284	\$7,270,788	
5b) GCCM Costs				
GCCM Fee	\$1,900,000			
Bid General Conditions	\$8,600,000			
GCCM Preconstruction Services	\$850,000			
Negotiated Support Services	\$5,000,000			
Adjustment	-\$15,500			To align with total project cost of \$130.631M
Sub TOTAL	\$16,334,500	1.0284	\$16,798,400	
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$86,404,500		\$88,858,388	
	<i>\$1,131</i>		<i>\$1,164 per 1</i>	
7) Owner Construction Contingency				
Allowance for Change Orders	\$4,320,225			
Other	\$5,093,703			Additional Contingency
Insert Row Here				
Sub TOTAL	\$9,413,928	1.0284	\$9,681,284	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0284	\$0	
9) Sales Tax				
Sub TOTAL	\$9,581,956		\$9,854,084	
CONSTRUCTION CONTRACTS TOTAL	\$105,400,384		\$108,393,756	

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Total	\$2,200,000				
Insert Row Here					
Sub TOTAL	\$2,200,000		1.0284	\$2,262,480	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0284	\$0	
3) Sales Tax					
Sub TOTAL	\$220,000			\$226,248	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$2,420,000			\$2,488,728	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$649,739				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$649,739		NA	\$649,739	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$3,287,859				
Additional Services					
Other	-\$3,250,000				No additional PM fees
Insert Row Here	\$6,064				
<i>Subtotal of Other</i>	-\$3,243,936				
PROJECT MANAGEMENT TOTAL	\$43,923		1.0284	\$45,171	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
TOTAL	\$0				
Additional Funding	\$1,432,500				As approved by PET
OTHER COSTS TOTAL	\$1,432,500		1.0000	\$1,432,500	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Department of Enterprise Services

25-35 Major Project - Capitol Campus Security

Priority	Project Title	FY25-27	FY27-29	FY29-31	FY31-33	FY33-35	25-35 Total
1	Governor's Mansion - Physical Hardening	\$ 2,749,000					\$ 2,749,000
2	Capitol Campus Access Controls - Exterior Doors	\$ 11,706,000	\$ 11,682,000	\$ 11,682,000	\$ 11,682,000		\$ 46,752,000
3	Campus - Barrier Protection		\$ 2,752,000	\$ 8,740,000	\$ 9,000,000	\$ 4,500,000	\$ 24,992,000
4	Campus - Physical Access Control (Re-Key Locksets)		\$ 812,000	\$ 263,000	\$ 145,000	\$ 145,000	\$ 1,365,000
5	Campus - Emergency Call Boxes & Public Address System		\$ 716,000	\$ 1,234,000		\$ 715,000	\$ 2,665,000
6	Campus - Intrusion Detection Systems		\$ 768,000	\$ 113,000	\$ 113,000	\$ 113,000	\$ 1,107,000
7	Campus - High-Definition Video Surveillance Cameras		\$ 1,060,000				\$ 1,060,000
8	Campus - Access Control-Data Closets and Mechanical Rooms		\$ 1,765,000				\$ 1,765,000
9	West Campus - Visitor Screening		\$ 12,740,000				\$ 12,740,000
		\$ 14,455,000	\$ 32,295,000	\$ 22,032,000	\$ 20,940,000	\$ 5,473,000	\$ 95,195,000

Governor's Mansion - Physical Hardening

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000482	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2026

Project Summary

This project will improve the safety and security of the executive residence by hardening features like windows, walls, doors, and roofing. Hardening means making improvements to those features to make it very difficult for someone to gain unauthorized access or physically breach the building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This project is a priority because the current security measures do not meet DES established standards or the recommendations in the Vulnerability Assessment. Security breaches at the Mansion, referenced in Section 11, forefront the necessity for this hardening measures. This project is urgent and supports the safety of the highest elected official in the State of Washington.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will produce stronger windows, doors, and walls in select locations. Refer to security assessment report.

a) When will the project start and be completed?

Design	6/2025 - 2/2026
Construction	4/2026 - 6/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project can be completed in one biennium.

3. How would the request address the problem or opportunity identified in question #1?

This project will significantly reduce the risk of physical breach of the residence, bringing the building up to campus standards and significantly improving security for the residents and guests of the Governor's Mansion. Once the project is complete, Washington State Patrol officers and other security personnel will be able to follow a holistic security plan that includes physical, electronic, and video components, and is not feasible without these upgrades.

4. What alternatives were explored?

The design phase of this project will identify alternative approaches to the project.

a) Why was the recommended alternative chosen?

Funding this project will address the urgent security risk to the building and its residents and guests.

5. Which clientele would be impacted by the budget request?

This project is an integral part of the security plans for both the executive residence and the entire Capitol Campus. It will improve safety and security for the mansion residents and guests by upgrading physical and technological security. It will also allow security staff to be more effective. During work, there may be moderate disruption to normal operations for mansion residents, guests, and security staff. The project will not require swing space.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This request supports the capital priorities of DES:

- a. Improving Health & Safety
- b. Mitigating Risks
 - Comprehensive replacement or updates to the building systems will enable the security staff ability to provide protection to the Mansion residents and guests as well as contribute to the safety of the security staff.
- c. Extending Facility Life/ Improving Facility Usability
 - The hardening of this building will extend the useful life of this structure.

The project supports the:

- [Governor's Results Washington](#): Goal 5 – Efficient, effective & accountable government: 1.1 Increase customer satisfaction; 2.2 Reduce the cost of energy at state owned facilities.
- [DES Strategic Framework & Business Plan](#): Vision - Enable government to best serve the people of Washington. Goals: Deliver exceptional services; Reduce the overall cost of government operations; Set a standard for continuous improvement.
- [2006 Master Plan for the Capitol of the State of Washington](#): Principle 2 – Provide facilities that support state agencies’ effective & efficient delivery of public services; Principle 3 – Facility projects employ the highest standards of environmental protection; Principle 4 – Preserve historical properties; Principle 5 – Quality designs at the Capitol Campus; Principle 6 – Use high-performance standards for major building rehabilitations; Principle 7 – Protect citizen’s investment in state facilities, responsibility for state facilities rests equitably on those who benefit.
- DES Leadership Model – Big 3 Initiatives: Improve Customer Satisfaction, Team Member Satisfaction and Financial Health.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Recommendations and cost estimates:

- Capitol Campus Security, West Campus and Executive Residence, Security Improvement, KPFF, March 2021 (redacted version)

Security breaches of the executive residence:

- Horcher, Gary "Protesters Break through gates at governor's mansion in Olympia, storm to front door." Kiro7, January 07,2021
<https://www.kiro7.com/news/local/protesters-break-through-gates-governors-mansion-olympia/C5EC7W2MCZBKRA6RFCEJMSRYCE/>
- Engelson, Andrew. "What happened after the Jan. 6 confrontation in Olympia?" Crosscut, January 6, 2023, [What happened after the Jan. 6 confrontation in Olympia? | Crosscut](#)

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Governor's Mansion - Physical Hardening
OFM Project Number	40000476

Contact Information

Name	John Lyons, Assistant Program Manager - Planning
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	21,400	MACC per Gross Square Foot	\$70
Usable Square Feet	18,190	Escalated MACC per Gross Square Foot	\$74
Alt Gross Unit of Measure			
Space Efficiency	85.0%	A/E Fee Class	B
Construction Type	Residence	A/E Fee Percentage	13.25%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-24	Predesign End	September-24
Design Start	June-25	Design End	February-26
Construction Start	April-26	Construction End	June-26
Construction Duration	2 Months		

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Project Cost Summary

Total Project	\$2,606,324	Total Project Escalated	\$2,749,423
		Rounded Escalated Total	\$2,749,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,749,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$150,122		
Extra Services	\$94,650		
Other Services	\$67,446		
Design Services Contingency	\$31,222		
Consultant Services Subtotal	\$343,441	Consultant Services Subtotal Escalated	\$358,182

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,492,753	Maximum Allowable Construction Cost (MACC) Escalated	\$1,577,990
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$149,275		\$157,799
Non-Taxable Items	\$0		\$0
Sales Tax	\$160,926	Sales Tax Escalated	\$170,115
Construction Subtotal	\$1,802,954	Construction Subtotal Escalated	\$1,905,904

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	\$165,307		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$165,307	Project Administration Subtotal Escalated	\$174,746

Other Costs			
Other Costs Subtotal	\$294,622	Other Costs Subtotal Escalated	\$310,591

Project Cost Estimate			
Total Project	\$2,606,324	Total Project Escalated	\$2,749,423
		Rounded Escalated Total	\$2,749,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$358,182		\$358,182		\$0
Construction					
Construction Subtotal	\$1,905,904		\$1,905,904		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$0		\$0		\$0
Agency Project Administration					
Project Administration Subtotal	\$174,746		\$174,746		\$0
Other Costs					
Other Costs Subtotal	\$310,591		\$310,591		\$0

Project Cost Estimate					
Total Project	\$2,749,423	\$0	\$2,749,423	\$0	\$0
	\$2,749,000	\$0	\$2,749,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0259	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$150,122			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$150,122	1.0372	\$155,708	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$24,650			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$25,000			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Security / Hardening Consultant	\$45,000			
	\$0			
Insert Row Here				
Sub TOTAL	\$94,650	1.0372	\$98,171	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$67,446			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$67,446	1.0571	\$71,298	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$31,222			
Other				
Insert Row Here				

Sub TOTAL	\$31,222	1.0571	\$33,005	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$343,441		\$358,182	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$0			
G20 - Site Improvements	\$0			
G30 - Site Mechanical Utilities	\$0			
G40 - Site Electrical Utilities	\$0			
G60 - Other Site Construction	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0542	\$0	
2) Related Project Costs				
Offsite Improvements	\$0			
City Utilities Relocation	\$0			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0542	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure	\$555,180			
B30 - Roofing				
C10 - Interior Construction	\$90,000			
C20 - Stairs				
C30 - Interior Finishes	\$114,098			
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems	\$42,845			
D40 - Fire Protection Systems	\$9,922			
D50 - Electrical Systems	\$39,688			
F10 - Special Construction				
F20 - Selective Demolition	\$41,062			
General Conditions	\$357,475			
General Contractor Fee, Bonds and Insurance	\$153,204			
Estimating Contingency	\$89,280			
Insert Row Here				
Sub TOTAL	\$1,492,753	1.0571	\$1,577,990	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL **\$1,492,753**

\$70

\$1,577,990

\$74 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$149,275**

Other

Insert Row Here

Sub TOTAL \$149,275

1.0571

\$157,799

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.0571

\$0

9) Sales Tax

Sub TOTAL \$160,926

\$170,115

CONSTRUCTION CONTRACTS TOTAL \$1,802,954

\$1,905,904

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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction	\$0				
Other	\$0				
Insert Row Here	\$0				
Sub TOTAL	\$0		1.0571	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0571	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$165,307				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$165,307		1.0571	\$174,746	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$0				
Hazardous Material Remediation/Removal	\$0				
Historic and Archeological Mitigation	\$0				
Project Logistics, Access, Security	\$294,622				
Insert Row Here					
OTHER COSTS TOTAL	\$294,622		1.0542	\$310,591	

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C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Testing-\$24,650 expected from historical information of similar projects

Value engineering-\$25,000 allowance of potential required process based on project type

Security consultant-\$45,000 based
on nature of project

Insert Row Here

Tab C. Construction Contracts

The project is to improve the safety and security of the executive residence.

The costs are estimated in July 2024 dollars.

Scoping documents provided
narrative and in some cases high
level measurable quantities to price.

Assumptions take into account
location and perceived complexities
of the project

No hazardous materials are
anticipated

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Project logistics, access, security-\$294,622. Historically based on project nature and location

Insert Row Here

Capitol Campus Access Controls - Exterior Doors

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000482	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2026

Project Summary

This project will continue work started in the 2021-2023 biennium to replace all exterior door access controls across the Capitol Campus. Controls include electronic card readers and related hardware. Please see the Capitol Campus Vulnerability Assessment (CCVA) for additional information.

Funding received in 2021-23 was used to complete work on 14 doors at O'Brien, Cherberg, OB2, and the Legislative Building. Funding in 2023-25 is applied to work on 13 doors at NRB, OB2, the Legislative Building, and O'Brien.

This project will be ongoing across campus over four biennia; an internal risk evaluation will determine the priority.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Many of the exterior doors on facilities across the Capitol Campus do not have electronic access, which is required by the 2023 DES Facilities Design Guidelines and Construction Standards. The current variety of physical keys creates several security concerns, including loss, theft, and misuse, and does not create electronic access records.

Electronic access controls ensure that authorized personnel have limited access to Capitol Campus facilities. Additionally, these controls provide auditable records and allow security staff to make global adjustments to access as security condition levels change.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will continue to install necessary access control hardware and software for exterior doors that do not currently meet Capitol Campus standards. Current standards include provisions for electronic access control card readers, door position switches, and other security infrastructure. Funding for this project will allow DES to buy and install necessary cabling and building hardware to ensure fully functional electronic access control systems at each Capitol Campus exterior door.

This project is ongoing. Phase 1 of the work began in 2021-23, Phase 2 is occurring in 2023-25, and the project is expected to be completed by June 30, 2033. The funding requests are to divide costs evenly across multiple biennia. DES will prioritize installation based on an internal evaluation of incident reports and asset vulnerability.

a) When will the project start and be completed?

Phase Three	7/2025 - 6/2027
Phase Four	7/2027 - 6/2029
Phase Five	7/2029 - 6/2031
Phase Six	7/2031 - 6/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project will be ongoing as described in question 2.

3. How would the request address the problem or opportunity identified in question #1?

This project will continue to install necessary access control hardware and software for exterior doors. This will increase the security of all campus facilities and bring campus facilities into compliance with campus standards.

4. What alternatives were explored?

No action Alternative – not taking action would continue to expose campus tenants and visitors to security risks, and buildings would continue to violate campus standards.

Phased Alternative – Funding requests are being phased across biennia; the scope of work remains the same. Funding will purchase and install updated hardware that is consistent and comprehensive through each of the biennia to obtain optimal results and achieve cost savings related to economies of scale.

Preferred Alternative – The Phased Alternative.

a) Why was the recommended alternative chosen?

The preferred alternative addresses the security risks.

5. Which clientele would be impacted by the budget request?

The project would make the Capitol Campus safer for all — tenants, state employees, and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #4 Washington State is striving to foster the health of Washingtonians from a healthy start to safe and supported future.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- security and safety improvements on the Capitol Campus in accordance with the Design Guidelines and Construction Standards;
- is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
- aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

2023 DES Facilities Design Guidelines and Construction Standards

2019 Capitol Campus Vulnerability Assessment

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Campus - Physical Access Control (Re-Key Locksets)
OFM Project Number	40000484

Contact Information

Name	Michael Tyson
Phone Number	360-277-7592
Email	michael.tyson@des.wa.gov

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	17.08%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month (Estimate Date)	May-20	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start		Design End	
Construction Start	January-25	Construction End	July-27
Construction Duration	30 Months		

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Project Cost Summary

Total Project	\$670,518	Total Project Escalated	\$811,837
		Rounded Escalated Total	\$812,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$812,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$0	Consultant Services Subtotal Escalated	\$0

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

Equipment			
Equipment	\$567,000		
Sales Tax	\$55,566		
Non-Taxable Items	\$0		
Equipment Subtotal	\$622,566	Equipment Subtotal Escalated	\$755,858

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$1,844		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,844	Project Administration Subtotal Escalated	\$2,240

Other Costs			
Other Costs Subtotal	\$46,108	Other Costs Subtotal Escalated	\$53,739

Project Cost Estimate			
Total Project	\$670,518	Total Project Escalated	\$811,837
		Rounded Escalated Total	\$812,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$0				\$0
Construction					
Construction Subtotal	\$0				\$0
Equipment					
Equipment Subtotal	\$755,858		\$755,858		\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$2,240		\$2,240		\$0
Other Costs					
Other Costs Subtotal	\$53,739		\$53,739		\$0

Project Cost Estimate					
Total Project	\$811,837	\$0	\$811,837	\$0	\$0
	\$812,000	\$0	\$812,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2141	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2141	\$0	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$0

\$0

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1655	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1655	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.2141	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
<i>NA</i>			<i>NA per GSF</i>	

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7) Owner Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2141	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.2141	\$0

9) Sales Tax

Sub TOTAL	\$0	\$0
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CONSTRUCTION CONTRACTS TOTAL	\$0	\$0
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$567,000				
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$567,000		1.2141	\$688,395	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2141	\$0	
3) Sales Tax					
Sub TOTAL	\$55,566			\$67,463	
EQUIPMENT TOTAL					
	\$622,566			\$755,858	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$1,844				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$1,844		1.2141	\$2,240	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
B&G support	\$4,960				
in plant	\$6,200				
finance	\$7,750				
site rep	\$27,198				
Insert Row Here					
OTHER COSTS TOTAL	\$46,108		1.1655	\$53,739	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Campus – Barrier Protection

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000552	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2028

Project Summary

This initiative aims to upgrade the physical security infrastructure at the Capitol Campus by introducing enhanced barrier systems at critical locations to mitigate potential vehicle threats.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Campus, as a central hub of state government activities and public gatherings, faces significant security challenges. It draws hundreds of thousands of visitors annually, many of whom participate in large-scale public events that could potentially become targets for hostile actions, including vehicle ramming attacks. The growing frequency of these gatherings and the escalating nature of unplanned activities require urgent improvements to the campus security measures.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will implement an array of barrier solutions, including permanent bollards, strategically placed planters, and retractable temporary barriers. These barriers are selected based on their effectiveness in withstanding various impact levels and their suitability to the campus aesthetic and functional needs. The installation sites and barrier types have been determined through a thorough risk assessment process, which considered historical data, current threat levels, and campus activity patterns.

a) When will the project start and be completed?

Design

9/2027 - 6/2029

Phase 1 Construction	9/2027 - 6/2031
Phase 2 Construction	9/2031 - 6/2033
Phase 3 Construction	9/2033 - 6/2035
Phase 4 Construction	9/2035 - 6/2037

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The project phasing follows the recommendation of the Barrier Protection Predesign, funded in the 2023-2025 biennium.

- 2027 - 29 Design - all areas
- 2029 - 31 West Campus
- 2031 - 33 East Campus
- 2031 - 33 Heritage Park
- 2033 - 37 Old Capitol
- 2033 - 37 Helen Sommers
- 2033 - 37 Marathon Park

3. How would the request address the problem or opportunity identified in question #1?

The proposed barrier enhancements are a direct response to the identified security vulnerabilities within the Capitol Campus. By placing high-strength barriers at strategic locations, the project will create a physical shield against potential threats, thereby significantly reducing the likelihood of successful vehicle-based attacks. This proactive approach is essential for safeguarding the public and the integrity of the state's governmental operations.

4. What alternatives were explored?

While various security enhancements were evaluated, including increased electronic surveillance and patrolling, the deployment of physical barriers was identified as the most effective and immediate solution to address the specific risks of vehicle ramming. This decision was supported by a detailed analysis of past incidents, current threat

levels, and expert security assessments indicating that physical barriers provide the most reliable form of long-term protection.

a) Why was the recommended alternative chosen?

The recommended alternative was developed through the Barrier Protection Study, funded in the 2023-2025 capital budget.

5. Which clientele would be impacted by the budget request?

This project will directly benefit a wide range of Capitol Campus users, including state employees, visitors, legislators, and administrative staff, by significantly enhancing their safety during both everyday activities and special events. The barrier systems are designed to blend with the campus environment, ensuring that security enhancements do not detract from the campus's accessibility or aesthetic appeal.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This request contributes to the following Results Washington goals:

Goal 3: Sustainable Energy and a Clean Environment- A Capitol Campus Comprehensive Plan will effectively establish a common vision, goals and objectives, and performance metrics to address Clean Transportation, Clean Energy, and Efficient Buildings & Industrial Processes. Improvements will be prioritized to cost-effectively reduce greenhouse gas emissions and promote energy efficiencies.

Goal 4: Healthy & Safe Communities- A Capitol Campus Comprehensive Plan will support state agency growth and programmatic needs throughout the campus. Improvements to address public and employee health, safety and welfare issues will be prioritized. Improvements will address accessibility and seek to reduce the potential for public and workplace injuries.

Goal 5: Efficient, Effective and Accountable Government- A Capitol Campus Comprehensive Plan will: 1) demonstrate the agency's commitment to provide greater

customer satisfaction; 2) increase service reliability by assessing and modifying DES' core planning services; and 3) promote a healthier workplace culture.

From DES' Strategic Framework, this work will support:

Goal 1: Provide workplace solutions that enhance our customers' ability to fulfill their missions.

In addition, a North Gateway Comprehensive Plan will increase DES' "Resource Stewardship" by ensuring campus is planned and programmed responsibly for the preservation, redevelopment, and future development of the State Capitol Campus and its historic facilities and grounds.

The Capitol Campus Comprehensive Plan will support the DES' commitment to "The Big 3" - Excellence in Customer Satisfaction, Team Member Satisfaction, and Financial Health. This strategic agency-specific initiative reflects the need for listening to customers to ensure DES provides services and products that meet their business needs as they work to achieve their mission.

As stewards of the State's Capital Campus (RCW 43.19.125), DES must do better to understand and plan for the needs on campus. These needs may relate to the aged nature and condition of the existing facilities or grounds or changes within other state agency programs that require redevelopment or future development on campus.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The design and selection of barriers have been conducted in close consultation with leading security experts and align with national standards for anti-ram protection. The recommended barrier solutions are based on a detailed assessment of each site's specific use, visitor traffic, and existing security measures, ensuring that each enhancement is both appropriate and effective for its intended location.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Physical Access Control (Re-Key Locksets)

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000484	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2028

Project Summary

This project will continue replacing and re-keying the physical door handles and related hardware and expanding card reader technology on the Capitol Campus. Re-keying and expanding the use of card readers will enhance security, control building access, and reduce, but not eliminate, the use of physical keys.

The Legislature funded \$200,000 in the 2023-2025 biennium to support the first of the four biennia of the project across the Capitol Campus. The initial focus will be at Old Capitol, Highway Licenses, OB2, Natural Resources Building and portions of the Legislative Building.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Capitol Campus facilities primarily use physical door handles and manual locks with physical keys. Physical keys increase security risks through loss, theft, and misuse and don't allow digital records of space access. If a universal key is misplaced or stolen, many areas on Campus would be at risk and unsecured.

In addition to the security risk, the physical locks on the Capitol Campus are also outdated and worn and need replacement. The plan is to unify the campus to a single system. This will simplify logging and tracking keys and conducting key audits. Due to the number of doors, this will take several years. Rekeying all physical locks on campus would be cost- and time-prohibitive.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

Funding for this project would allow for acquisition of pre-configured physical keys and lockset cores which will improve the security of campus facilities. No design work is required as the locks and hardware will meet 2023 DES Facilities Design Guidelines and Construction Standards.

DES plans to complete the project over multiple biennia due to the time involved and the number of doors on campus.

DES plans to request funding to continue to buy and install hardware over the next three biennium until it replaces all locks. Funding for the initial work on the Capitol Campus was received in the 2023-2025 biennium. DES will complete remaining installations on the campus over the 2027-2029, 2029-2031, and 2031-2033 biennia.

a) When will the project start and be completed?

Construction | 1/2027 - 7/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project will be ongoing over the 2027-2029, 2029-2031, and 2031-2033 biennia. See question 2.

3. How would the request address the problem or opportunity identified in question #1?

This project would replace and re-key door handles and related hardware on the Capitol Campus to expand digital card readers beginning with critical infrastructure areas.

4. What alternatives were explored?

Locks must meet current hardware standards and security requirements on the Capitol Campus. DES does not consider doing nothing an alternative, due to the security risk.

a) Why was the recommended alternative chosen?

Funding this project will address the security risk.

5. Which clientele would be impacted by the budget request?

This project will increase safety and security for state employees, elected officials, and visitors to all state facilities on the Capitol Campus.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #4 Washington State is striving to foster the health of Washingtonians from a healthy start to safe and supported future.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Design Guidelines and Construction Standards;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

2023 DES Facilities Design Guidelines and Construction Standards

2019 Capitol Campus Vulnerability Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus - Emergency Call Boxes & Public Address System

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000481	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2028

Project Summary

This project will install emergency call boxes and a public address (PA) system throughout Capitol Campus grounds, in surrounding parks and underground garages. These emergency communication systems will allow people on campus to contact emergency services and for campus security to communicate directly to employees and visitors during emergency situations.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

There is currently no public system for a person experiencing an emergency to contact emergency services on campus. A person without access to a cell phone would be unable to call for the help they need. There is also no effective way for emergency services to communicate directly with employees and visitors during emergency situations.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project would buy and install necessary equipment, technologies, and cabling infrastructure for a functional and modern PA system for emergency communications on campus. The current proposed timeline forecasts design in Fiscal Year (FY) 2027-2027 with construction in FY 2029-2031. Routine equipment update and replacement is proposed for the 2031-2033 biennium.

a) When will the project start and be completed?

Design	9/2027 - 1/2028
Construction	2/2029 - 12/2030

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project can be phased based on prioritization of need for emergency communications.

3. How would the request address the problem or opportunity identified in question #1?

This project will create a modern emergency communication system on campus, addressing the current safety risk of having no call boxes or PA system.

4. What alternatives were explored?

No alternative was considered. Emergency call boxes and a PA system are required to meet campus security standards.

a) Why was the recommended alternative chosen?

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

5. Which clientele would be impacted by the budget request?

This project would enhance emergency services and security for visitors and tenants on the Capitol Campus.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) goals:

- Goal #5 Efficient, effective, and accountable government by increasing customer satisfaction.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Security Study;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental

8. For IT-related costs:

Unknown at this time. DES will detail any potential IT needs and requirements through the design process.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Design Guidelines and Construction Standards, 2023

Capitol Campus Vulnerability Assessment, 2019

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Intrusion Detection Systems

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000480	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2028

Project Summary

This project will expand and upgrade the existing alarm systems, known as intrusion detection systems, on the Capitol Campus. These systems monitor unlawful activity or policy violations. DES will use the funding to assess the existing systems on campus to develop recommendations for equipment replacement and upgrades, and where additional equipment is needed.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This system assessment and the recommended equipment/devices will enable notifications related to attempted and/or physical break-ins and unauthorized access to campus facilities.

This project will expand existing system capabilities and install physical equipment in Capitol Campus facilities, including motion detectors and glass break sensors which will notify a real-time 24/7 monitoring center in case of attempted or physical break-ins and unauthorized access to campus facilities.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will assess the existing intrusion detection system. This assessment will identify needed replacements, updates, and locations for future purchase and installation.

Project anticipates additional building security enhancements FY 27-29, 29-31 and 31-

33.

a) When will the project start and be completed?

Design	8/2027 - 1/2028
Construction	4/2028 - 6/2028

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore project phasing after the assessment.

3. How would the request address the problem or opportunity identified in question #1?

This project will create an effective intrusion detection system that alerts security and law enforcement professionals of unauthorized building access and allow for integration of other building security systems such as video management.

4. What alternatives were explored?

No alternatives were explored. The scope of this project will increase the number of security alert components to specific locations in the buildings, to monitor and prevent unauthorized access.

a) Why was the recommended alternative chosen?

Funding this project will address the lack of notifications and video recording, to reduce security risk.

5. Which clientele would be impacted by the budget request?

This project will increase safety for state employees, elected officials, and visitors to all state facilities on the Capitol Campus.

- 6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

None.

- 7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

Not applicable.

- 8. For IT-related costs:**

DES will detail any potential IT needs and requirements through the design process.

- 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

Not applicable.

- 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

Not applicable.

- 11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Capitol Campus Vulnerability Assessment, 2019

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – High-Definition Video Surveillance Cameras

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000479	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2028

Project Summary

This project will install high-definition video surveillance cameras to prioritized campus locations for increased safety and security. Many areas of campus lack high-definition surveillance which exposes tenants and public to risk and does not meet current Design Guidelines and Construction Standards.

Information about these prioritized locations is expanded upon in the Capitol Campus Vulnerability Assessment.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Campus is at risk due to the lack of sufficient surveillance. Additional high-definition video surveillance will allow for increased security and the recording of events and activities. The footage is shared with law-enforcement partners for potential prosecution.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will increase the number of surveillance cameras across Capitol Campus at high-priority locations identified in the Capitol Campus Vulnerability Assessment.

a) When will the project start and be completed?

Design		8/2027 - 1/2028
Construction		4/2028 - 2/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This will be explored during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project will create an effective high-definition video surveillance camera system that alerts security and law enforcement professionals of unauthorized building access or unlawful activities on the Capitol Campus. Video footage is reviewed by security staff and may be forwarded to law enforcement to assist in investigations and potential prosecution.

4. What alternatives were explored?

No alternatives were explored.

a) Why was the recommended alternative chosen?

This alternative will address the security risk of unauthorized access at identified locations through increased alerts and video monitoring.

5. Which clientele would be impacted by the budget request?

This project will increase safety for state employees, elected officials, and visitors to state facilities on the Capitol Campus.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#): Goal #4 Washington State is striving to foster the health of Washingtonians from a healthy start to safe and supported future.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems; security and safety improvements on the Capitol Campus in accordance with the Design Guidelines and Construction Standards;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century;
 - and, aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies’ effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

DES will detail any potential IT needs and requirements through the design process.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Design Guidelines and Construction Standards, 2023
Capitol Campus Vulnerability Assessment, 2019

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

Campus – Access Control-Data Closets and Mechanical Rooms

CBS ID:	40000476	Project Class:	Program
Subproject Number:	40000478	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2028

Project Summary

This project will install electronic access control hardware and software in areas that contain critical information technology and mechanical systems. Data closets and mechanical rooms containing equipment with sensitive data and other confidential information need to be secured against unauthorized access.

This project will bring these campus-wide areas up to the current 2023 Department of Enterprise Services Design Guidelines and Construction Standards and will increase public safety.

Without comprehensive electronic access, campus security cannot remotely secure these areas, posing a risk to critical infrastructure and building occupants.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Several critical infrastructure areas within Capitol Campus facilities do not have the required electronic access control and door position switches. Electronic access controls enable security staff to limit facilities access to authorized personnel. They also provide auditable records and allow security staff to make global adjustments to access as security condition levels change. Utilizing physical keys creates several security concerns, including loss, theft, and misuse, and does not create electronic access records.

Current 2023 DES Design Guidelines and Construction Standards require electronic access control.

Funds for this project were previously requested in the 2023 - 25 biennium.

The Capitol Campus Vulnerability Assessment offers additional information related to this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will install electronic access control hardware and software for interior critical infrastructure areas that contain information technology and mechanical system components. Current 2023 DES Design Guidelines and Construction Standards include provisions for electronic access control card readers, door position switches, and other security infrastructure. Funding for this project will allow DES to buy and install necessary cabling and building hardware to ensure fully functional electronic access control systems at each Capitol Campus critical location.

a) When will the project start and be completed?

Design	9/2025 - 2/2026
Project Phase	4/2026 - 6/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This will be explored during the design phase.

3. How would the request address the problem or opportunity identified in question #1?

This project would install electronic access control hardware and software for interior critical infrastructure areas that contain information technology and mechanical system components. This will increase the security of these critical areas and allow security staff to control access remotely.

4. What alternatives were explored?

Phased Alternative – Attempting to “piece-meal” this project over several biennia would lead to inconsistencies of design and equipment which would decrease the effectiveness of a comprehensive and updated security system.

Preferred Alternative – Design, purchase, and install an updated system that is consistent and comprehensive in one biennium. Funding this project for one biennium reduces security risk and overall costs.

No action – Allowing continued security risks to these critical areas is not recommended.

a) Why was the recommended alternative chosen?

The preferred alternative was chosen for its cost savings, for the ability to complete the project in one biennium, and for comprehensive risk reduction.

5. Which clientele would be impacted by the budget request?

The project would make the Capitol Campus safer and more secure for all tenants, state employees and visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This project supports the [Governor’s Results Washington](#) goals:

- Goal #4 Washington State is striving to foster the health of Washingtonians from a healthy start to safe and supported future.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Design Guidelines and Construction Standards;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,

- o aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

2023 Department of Enterprise Services Design Guidelines and Construction Standards

2019 Capitol Campus Vulnerability Assessment

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

West Campus - Visitor Screening

CBS ID:	91000450	Project Class:	Program
Subproject Number:	40000477	Agency Priority:	11
Program:	Capitol Campus Security	Starting Fiscal Year:	2028

Project Summary

This project will purchase and install visitor screening infrastructure in the four West Capitol Campus buildings occupied by the Legislative and Judicial branches of government, providing increased protection to people and historic properties by stopping unauthorized entries through appropriate security screening measures including controls, barriers, metal detectors and video surveillance.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Visitor screening limits access to Capitol Campus facilities to authorized personnel and allows remote adjustments to access as security conditions change or other security measures like metal detectors. This project would bring campus visitor screening to current standards for access control.

Funding for this project will allow DES to update visitor screening infrastructure to meet standards, increasing the protection of people and historic properties. Buildings included in this work:

- Legislative Building
- John A. Cherberg Building
- The Temple of Justice
- John L. O'Brien Building

The Capitol Campus Vulnerability Assessment offers additional information about this project.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

DES anticipates it will take the entire biennium (FY '27-'29) to complete design and construction. DES would use the rest of FY '25-'27 for robust stakeholder engagement with the Governor's Office, Legislature, building tenants, and others to develop a campus security policy around operating and maintaining visitor screening, and to updating DES' Capital Budget request for installation. This work will also require RCW updates and risk discussions.

a) When will the project start and be completed?

Construction | 1/2027 - 12/2029

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will explore phasing this project during design phase and stakeholder discussions.

3. How would the request address the problem or opportunity identified in question #1?

This project will install necessary access control infrastructure and electrical work to meet current Design Guidelines and Construction Standards.

4. What alternatives were explored?

Phased Alternative – Attempting to “piece-meal” this project over a few biennia would lead to inconsistencies of design and equipment which would decrease the effectiveness of a comprehensive and updated security system.

Preferred Alternative – Design, procure and install an updated system that is consistent and comprehensive in one biennium to obtain optimal results and achieve cost savings related to economies of scale.

No action – Current security measures in the buildings continue to be insufficient. Inaction allows

a) Why was the recommended alternative chosen?

DES chose the preferred alternative for its cost savings and completion in one biennium.

5. Which clientele would be impacted by the budget request?

The project would make the Capitol Campus safer for all tenants, state employees, and public visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

None.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the [Governor's Results Washington](#) goals:

- Goal #4 Washington State is striving to foster the health of Washingtonians from a healthy start to safe and supported future.

It also supports the following DES agency strategies, priorities, and initiatives:

- Leadership Model by promoting the Big 3 initiatives, including improved customer satisfaction, team member satisfaction and financial health.
- DES Facility Management strategies of:
 - investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;
 - security and safety improvements on the Capitol Campus in accordance with the Design Guidelines and Construction Standards;
 - is part of a larger Comprehensive Plan and shared vision to preserve and protect the Capitol Campus and Satellite Campuses for the 21st century; and,
 - aligns with the [2006 Master Plan for the Capitol of the State of Washington](#) by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

8. For IT-related costs:

To be determined during design.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Capitol Campus Security Report, 2023

Design Guidelines and Construction Standards, 2023

Capitol Campus Vulnerability Assessment, 2019

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

District Energy Systems

CBS ID:	91000449	Project Class:	Preservation
Subproject Number:	Not Applicable	Agency Priority:	15
Program:	Major Projects – District Energy Systems	Starting Fiscal Year:	2026

Project Summary

This funding request seeks design funds for developing the ambient temperature loop, identified as the preferred alternative to replace the Capitol Campus's heating system. The existing steam heat system, over 100 years old and serving most campus buildings, is neither reliable, safe, nor efficient. Transitioning to an Ambient Temperature Loop aligns with Washington State's move towards a zero-carbon platform and directly contributes to meeting the Clean Buildings Performance Standards legislation.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Campus, the center for Washington State government operations, currently relies on an outdated and failing steam-based heating system. This system's inefficiency and reliance on high-temperature energy sources pose significant risks to the continuity of government operations due to increasing failure rates and incompatible infrastructure for adopting modern, low-energy technologies. The ambient temperature loop represents an efficient solution that can integrate renewable energy sources, eliminate carbon emissions, and ensure operational reliability.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request seeks design funds to develop detailed plans and specifications for the ambient temperature loop. This system will replace the outdated high-temperature steam network with a modern, low-temperature hot water system that is more efficient, reliable, and capable of integrating with future renewable energy projects.

a) When will the project start and be completed?

Design	7/2025 - 7/2027
Construction	7/2027 - 7/2029
Construction	7/2029 - 7/2031

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The phasing outlined in this request is designed to minimize disruption, use funds efficiently, and replace the failing infrastructure.

Phasing Plan:

Design Phase (FY 2023-25): This phase will develop detailed engineering plans and specifications for the Ambient Temperature Loop. It includes environmental assessments, permits, and construction preparation. The phase ensures subsequent construction activities are based on reliable, efficient, and sustainable design principles.

Construction Phase for East Campus (FY 2027-29): Following the design phase, construction will commence on the east side of the campus, starting with buildings furthest from the Powerhouse. This approach minimizes operational disruptions by focusing on one half of the campus at a time but also allows for adjustments and optimizations learned from the east campus implementation.

Construction Phase for West Campus (2029-31): After completing the east campus, construction will continue towards the west campus, again starting with buildings furthest from the Powerhouse and moving east to west.

Rationale for Phasing: This phasing strategy is designed to minimize disruption and costs by progressing construction from east to west. It allows each section of the campus to continue operating with minimal impact while ensuring that each new segment of the system can be integrated smoothly with the already updated sections. This approach also addresses the most

urgent needs first, as buildings farther from the Powerhouse are currently most vulnerable to system failures.

3. How would the request address the problem or opportunity identified in question #1?

Designing the Ambient Temperature Loop will address the aging infrastructure problem by replacing it with a system that:

- Reduces the risk of system failures that disrupt government operations.
- Lowers operating and maintenance costs due to higher energy efficiency and fewer mechanical components.
- Ensures compatibility with low-temperature renewable energy technologies, positioning the Capitol Campus as a leader in efficient public infrastructure.

4. What alternatives were explored?

During the predesign phase, alternatives such as central electric boilers, central heat pump plants, and decentralized equipment were evaluated.

a) Why was the recommended alternative chosen?

The ambient temperature loop was selected as the preferred alternative because of its cost-effectiveness, phasing flexibility, and minimal disruption during implementation. It also aligns with long-term clean energy goals by facilitating future integration with renewable energy sources.

5. Which clientele would be impacted by the budget request?

A more reliable and efficient heating and cooling system will benefit all users of the Capitol Campus, including the legislative, judicial, and executive branches, as well as public visitors.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

The design phase is primarily funded through this state budget request. However, to support subsequent construction and implementation phases, potential additional funding sources, including federal grants for infrastructure and sustainability projects, will be explored.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

Given the tenuous nature of the steam and chilled water systems, the location of the existing Powerhouse, and the emergency systems in place—old emergency generators, etc. - establishing a new centralized system will provide a stable, safe, and resilient Capitol Campus that meets the COOP goals of Capitol Campus.

This project exemplifies the Capitol Master Plan Principles of managing the infrastructure systems to the highest standards and maintaining government continuity.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project sets the course for the Washington State and the Dept. of Enterprise Services to meet its Carbon reduction targets in RCW [70.235.050](#). The project also promotes future energy and carbon reduction measures that are not possible with the existing steam system.

Continued progress on this project will directly support Enterprise Services' commitment to Clean Buildings performance standards in RCW 19.27A.210.

This project will significantly alter the future energy landscape of the Campus for the better.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

This design project is a critical step towards modernizing the Capitol Campus infrastructure. By investing in this project, the state will avoid future emergency repair costs, reduce operational disruptions, and set a benchmark for efficiency in government operations.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	District Energy Systems
OFM Project Number	91000449

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	NA		
Space Efficiency		A/E Fee Class	C
Construction Type	Civil Construction	A/E Fee Percentage	5.44%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	October-23	Predesign End	March-25
Design Start	July-25	Design End	July-27
Construction Start	July-27	Construction End	July-31
Construction Duration	48 Months		

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Project Cost Summary

Total Project	\$152,274,342	Total Project Escalated	\$175,409,827
		Rounded Escalated Total	\$175,410,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$9,237,000
Next Biennium			\$100,300,000
Out Years			\$65,872,000

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$4,859,739		
Extra Services	\$0		
Other Services	\$2,183,361		
Design Services Contingency	\$352,155		
Consultant Services Subtotal	\$7,395,255	Consultant Services Subtotal Escalated	\$8,137,338

Construction			
Maximum Allowable Construction Cost (MACC)	\$98,013,438	Maximum Allowable Construction Cost (MACC) Escalated	\$112,554,416
GCCM Risk Contingencies	\$8,000,000		\$9,380,000
GCCM Management	\$17,290,131		\$20,272,679
Owner Construction Contingency	\$6,165,178		\$7,228,672
Non-Taxable Items	\$0		\$0
Sales Tax	\$12,687,937	Sales Tax Escalated	\$14,644,705
Construction Subtotal	\$142,156,685	Construction Subtotal Escalated	\$164,080,472

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	\$2,722,402		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$2,722,402	Project Administration Subtotal Escalated	\$3,192,017

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

Project Cost Estimate			
Total Project	\$152,274,342	Total Project Escalated	\$175,409,827
		Rounded Escalated Total	\$175,410,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$8,137,338		\$8,137,338		\$0
Construction					
Construction Subtotal	\$164,080,472			\$99,000,000	\$65,080,472
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$3,192,017		\$1,100,000	\$1,300,000	\$792,017
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$175,409,827	\$0	\$9,237,338	\$100,300,000	\$65,872,489
	\$175,410,000	\$0	\$9,237,000	\$100,300,000	\$65,872,000
Percentage requested as a new appropriation			5%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0284	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$4,859,739			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$4,859,739	1.0627	\$5,164,445	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0627	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$2,183,361			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$2,183,361	1.1725	\$2,559,991	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$352,155			
Other				
Insert Row Here				
Sub TOTAL	\$352,155	1.1725	\$412,902	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$7,395,255	\$8,137,338

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities	\$21,506,667			
G40 - Site Electrical Utilities	\$10,299,002			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$31,805,669	1.0981	\$34,925,806	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0981	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems	\$55,430,867			
D40 - Fire Protection Systems				
D50 - Electrical Systems	\$6,389,180			
F10 - Special Construction				
F20 - Selective Demolition	\$1,124,902			
General Conditions	\$3,262,820			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$66,207,769	1.1725	\$77,628,610	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$98,013,438		\$112,554,416	
	NA			NA per GSF

5a) GCCM Risk Contingency			
GCCM Risk Contingency	\$8,000,000		
Other			
Insert Row Here			
Sub TOTAL	\$8,000,000	1.1725	\$9,380,000
5b) GCCM Costs			
GCCM Fee	\$15,313,550		
Bid General Conditions			
GCCM Preconstruction Services	\$686,840		
Commissioning	\$1,289,741		
Insert Row Here			
Sub TOTAL	\$17,290,131	1.1725	\$20,272,679
6) Total Cost of Construction (TCC)			
TCC Sub TOTAL	\$123,303,569		\$142,207,095
	NA		NA per 0
7) Owner Construction Contingency			
Allowance for Change Orders	\$6,165,178		
Other			
Insert Row Here			
Sub TOTAL	\$6,165,178	1.1725	\$7,228,672
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1725	\$0
9) Sales Tax			
Sub TOTAL	\$12,687,937		\$14,644,705
CONSTRUCTION CONTRACTS TOTAL	\$142,156,685		\$164,080,472

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1725	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1725	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$2,722,402				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$2,722,402		1.1725	\$3,192,017	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0981	\$0	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

GA – Building Demolition

CBS ID:	40000317	Project Class:	Program
Subproject Number:	Not applicable	Agency Priority:	16
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This project will demolish the 1956 General Administration Building, which has been vacant since March 2018, and create temporary surface parking and restrooms in its place.

The Legislature funded \$4,300,000 for design in the 2023-2025 biennium. Funding this request will allow DES to proceed with construction and complete the project.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The General Administration Building has been vacant since March 2018. Due to serious life and health safety risks, it cannot be reoccupied without significant and costly seismic and building system upgrades. This site location is considered an opportunity site under the 2006 Master Plan for the Capitol of the State of Washington.

In the meantime, DES is spending about \$200,000 annually to maintain the vacant building, even though it is no longer suitable for use as storage. The longer the building remains vacant, the more expensive maintenance costs will be. Renovating this almost 70-year-old facility to make it safe to occupy would be more expensive than replacing it.

Issues include:

- **Hazardous materials:** The building contains hazardous materials, including a significant amount of asbestos and mold, which will need to be removed before demolition. Currently, staff must wear personal protective equipment to enter the building.
- **Seismic risk:** The building is at serious risk of failure or damage, with a structural strength rating less than half of the required rating for a low to medium earthquake by the Applied Technology Council and to meet code.
- **Building systems:** Aged and non-maintained building systems are at risk of unplanned failure.

- **Fire and vandalism:** As with any vacant building, there is a risk of fire and vandalism without a significant regular presence.
- **Failed heat and ventilation:** After the building was vacated, the boilers that provided heat failed, and in 2020, steam was shut down, contributing to mold growth in the building.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project would:

- Remove hazardous materials.
- Demolish the General Administration Building.
- Repair the solidier pile wall.
- Create temporary surface parking and prepare the lot for future development.
- Build a bathroom for public use.

a) When will the project start and be completed?

Design	1/2024 - 6/2024
Construction	2/2025 - 6/2025

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES recommends completing the demolition in one biennium to reduce costs and disruptions to the Capitol Campus.

3. How would the request address the problem or opportunity identified in question #1?

This request will demolish a building that can no longer be occupied due to its condition and add additional temporary parking on the West Capitol Campus while preparing the lot for future development as needed, saving operating costs and addressing current life and health safety issues. The project will also prevent potential life and health safety risk from an earthquake, as the building is likely to collapse.

4. What alternatives were explored?

Preferred Alternative – The General Administration building will be demolished, and its location will be developed into temporary parking, and a bathroom will be built.

No Action - The General Administration building will continue to be unusable, deteriorate, and cost money to be maintained. It will sit as an unoccupied building and will become more costly to maintain.

a) Why was the recommended alternative chosen?

The preferred alternative is the only responsible, cost-efficient way to address the serious life and health safety risks of the General Administration Building. If the project does not proceed, the building will continue to deteriorate, be at risk of a collapse during an earthquake, and attract vandalism. Ongoing maintenance costs will continue.

5. Which clientele would be impacted by the budget request?

Demolishing this building will provide much-needed temporary surface parking and prepare the lot for future development, benefitting the public and other users of the Capitol Campus. Construction activities will temporarily disrupt the traffic flow to the area surrounding the building, and will require close coordination with the City of Olympia.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

The General Administration (GA) Building is a prime development site for the north edge of the West Campus. The site forms the boundary between West Campus and the City of Olympia. Development should demonstrate this delineation and reflect the importance of monumental buildings on the West Campus.

This project supports the [2006 Master Plan for the Capitol of the State of Washington](#). This site is specifically called out as a future development opportunity on the West Capitol Campus. It also supports the primary principles of the plan regarding Public

Use and Access, Delivery of Public Services and Community Vitality. Having a mothballed, vacant building on the historic West Capitol Campus for the long-term does not serve the best interests of state government or the public.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The General Administration Building has been the subject of five separate planning and

design studies between 1992 through 2012 with the intent of replacing the GA Building with new state office building(s). Proposed solutions have not aligned with available capital resources. The facility continues to deteriorate, has major building systems failures, and does not meet current structural, mechanical, electrical, or plumbing codes.

Supporting documents (available upon request):

- *Master Plan for the Capitol of the State of Washington*, General Administration, 2006
- *General Administration Building Renovation Predesign Study*, Department of General Administration, 1992
- *Asbestos Survey Report*, Department of General Administration, 1995
- *Seismic Assessment*, SRG, 2007
- *General Administration Building Re-Evaluation*, SRG Partnership, 2012

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	GA - Building Demolition
OFM Project Number	40000317

Contact Information

Name	Michael Tyson
Phone Number	360-277-7592
Email	michael.tyson@des.wa.gov

Statistics

Gross Square Feet	283,865	MACC per Gross Square Foot	\$50
Usable Square Feet	0	Escalated MACC per Gross Square Foot	\$52
Alt Gross Unit of Measure	NA		
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	8.09%
Remodel	No	Projected Life of Asset (Years)	0

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.00%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	March-24	Predesign End	April-24
Design Start	April-24	Design End	October-24
Construction Start	September-25	Construction End	November-25
Construction Duration	3 Months		

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Project Cost Summary

Total Project	\$20,102,387	Total Project Escalated	\$20,724,316
		Rounded Escalated Total	\$20,724,000
Amount funded in Prior Biennia			\$4,300,000
Amount in current Biennium			\$16,424,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$830,830		
Extra Services	\$880,000		
Other Services	\$373,271		
Design Services Contingency	\$104,205		
Consultant Services Subtotal	\$2,188,306	Consultant Services Subtotal Escalated	\$2,206,308

Construction			
Maximum Allowable Construction Cost (MACC)	\$14,175,065	Maximum Allowable Construction Cost (MACC) Escalated	\$14,653,097
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$708,753		\$735,474
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,488,387	Sales Tax Escalated	\$1,538,862
Construction Subtotal	\$16,372,205	Construction Subtotal Escalated	\$16,927,433

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

Artwork			
Artwork Subtotal	\$200,000	Artwork Subtotal Escalated	\$200,000

Agency Project Administration			
Agency Project Administration Subtotal	\$891,876		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$891,876	Project Administration Subtotal Escalated	\$925,500

Other Costs			
Other Costs Subtotal	\$450,000	Other Costs Subtotal Escalated	\$465,075

Project Cost Estimate			
Total Project	\$20,102,387	Total Project Escalated	\$20,724,316
		Rounded Escalated Total	\$20,724,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$2,206,308	\$2,206,308	\$0		\$0
Construction					
Construction Subtotal	\$16,927,433	\$2,093,692	\$14,833,741		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$200,000		\$200,000		\$0
Agency Project Administration					
Project Administration Subtotal	\$925,500		\$925,500		\$0
Other Costs					
Other Costs Subtotal	\$465,075		\$465,075		\$0

Project Cost Estimate					
Total Project	\$20,724,316	\$4,300,000	\$16,424,316	\$0	\$0
	\$20,724,000	\$4,300,000	\$16,424,000	\$0	\$0
Percentage requested as a new appropriation			79%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Total Consultant cost (Tab B) is aligned with our current agreement. The remaining amount of the \$4.3M funded in 23-25 is reflected in Construction Subtotal,

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$830,830			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$830,830	1.0000	\$830,830	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation	\$46,000			
Commissioning				
Site Survey	\$76,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Hazmat	\$178,000			
cost estimate	\$80,000			
SEPA	\$50,000			
Site & Landscape design	\$450,000			
Insert Row Here				
Sub TOTAL	\$880,000	1.0000	\$880,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$373,271			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$373,271	1.0377	\$387,344	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$104,205			
Other				

Insert Row Here				
Sub TOTAL	\$104,205	1.0377	\$108,134	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,188,306		\$2,206,308	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$910,043				
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$524,700				
G60 - Other Site Construction					
Subgrade	\$2,640,725				
Concrete Flat Work	\$325,950				
Retaining Wall Repair	\$463,750				
Basement Wall & Slab Removal	\$1,030,982				
Structural Demo-Equipment	\$1,622,568				
Selective Demo	\$951,906				
Historical Demo	\$879,800				
Disposal	\$962,864				
Abatement	\$1,744,527				
Landscaping	\$723,193				
Sub TOTAL	\$12,781,008		1.0335	\$13,209,172	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Restricted Bidding Conditions (5%)	\$640,000				
Sub TOTAL	\$640,000		1.0335	\$661,440	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
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					

Restroom Facility	\$583,000		
Restroom Site Preparation	\$171,057		
Sub TOTAL	\$754,057	1.0377	\$782,485

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$14,175,065		\$14,653,097
	\$50		\$52 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$708,753		
Other			
Insert Row Here			
Sub TOTAL	\$708,753	1.0377	\$735,474

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0377	\$0

9) Sales Tax			
Sub TOTAL	\$1,488,387		\$1,538,862

CONSTRUCTION CONTRACTS TOTAL	\$16,372,205		\$16,927,433
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0377	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0377	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$0				
Reinstall G.W. State Seal	\$200,000				
Insert Row Here					
ARTWORK TOTAL	\$200,000		NA	\$200,000	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$891,876				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$891,876		1.0377	\$925,500	

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Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other	\$450,000				
Insert Row Here					
OTHER COSTS TOTAL	\$450,000		1.0335	\$465,075	

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C-100(2024)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

"Other" costs based on B&G Sup 1%, Finance .5%, Signage .02%, Permits .75%, Advertisements .03%, Badging .05%
, Extra Contingency 1%

Campus – Arc Flash Study

CBS ID:	40000474	Project Class:	Program
Subproject Number:	Not applicable	Agency Priority:	26
Program:	Major Project	Starting Fiscal Year:	2026

Project Summary

This project will review all electrical panels and systems on the Capitol Campus for arc flash risk thresholds, updating information from the 2020 study and adding new construction.

The electrical safety code requires DES to complete this review every five years. This review is important preventative work to keep people safe.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Under the National Fire Protection Association Handbook for Electrical Safety in the Workplace, DES must assess the safety of the electrical systems in our managed facilities and risk of arc flash every five years (NFPA 70E). DES completed the most recent study in 2020.

An arc flash (also called a flowever) is the light and heat produced by an electrical explosion, called an electrical arc. Lightning is a natural form of arc flash.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This project will:

- Update the assessment for existing electrical panels and systems.
- Assess electrical panels and systems for new construction, services, and distribution equipment added since 2020.
- Produce a report that finds and prioritizes issues and recommendations to improve worker safety and meet state and national electrical codes.

a) When will the project start and be completed?

Study

| 1/2025 - 12/2025

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES must complete the assessment in one phase in order to meet the five-year reporting requirement and to meet national electrical code.

3. How would the request address the problem or opportunity identified in question #1?

By updating the Arc Flash Study, DES will improve workplace safety, reduce life safety hazards, and comply with the National Electrical Code and related standard 2021 NFPA 70E. The 2021 edition of NFPA 70E, Handbook for Electrical Safety in the Workplace requires an evaluation of electrical risk.

4. What alternatives were explored?

No alternative were considered.

a) Why was the recommended alternative chosen?

Due to worker safety considerations, and federal and state requirements, there are no alternatives to comply with life safety regulations.

5. Which clientele would be impacted by the budget request?

Ensuring that the proper life safety measures are in place will protect DES maintenance employees and private contractors who perform work on the electrical systems within the facilities.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No other funding will be used to complete the project.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

- [Governor's Results Washington](#) : Goal 4 – Healthy & safe communities: 2.5 Decrease worker injury rates; and 2.5 a and b Decrease rate of extremely serious worker injuries;
- [2006 Master Plan for the Capitol of the State of Washington](#) : Principle 2 – Provide facilities that support state agencies effective and efficient delivery of public services; Principle 4 – preserve historical properties; Principle 5 – quality designs at the Capitol Campus; Principle 6 – use high-performance standards for major building rehabilitations; principle 7 – protect citizens investment in state facilities; responsibility for state facilities rests equitably on those who benefit.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

2021 Campus-Wide Electrical Panel Arc Flash Study (40000151) – SHB 1102.SL Executive Summary

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Campus - Arc Flash Study
OFM Project Number	40000474

Contact Information

Name	John Lyons
Phone Number	360-623-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	NA		
Space Efficiency		A/E Fee Class	A
Construction Type	Courthouses	A/E Fee Percentage	16.51%
Remodel	No	Projected Life of Asset (Years)	NA

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	September-25	Design End	December-25
Construction Start		Construction End	
Construction Duration	0 Months		

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Project Cost Summary

Total Project	\$1,311,041	Total Project Escalated	\$1,353,501
		Rounded Escalated Total	\$1,354,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,354,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$1,100,000		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$55,000		
Consultant Services Subtotal	\$1,155,000	Consultant Services Subtotal Escalated	\$1,197,460

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

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	\$156,041		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$156,041	Project Administration Subtotal Escalated	\$156,041

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

Project Cost Estimate			
Total Project	\$1,311,041	Total Project Escalated	\$1,353,501
		Rounded Escalated Total	\$1,354,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$1,197,460		\$1,197,460		\$0
Construction					
Construction Subtotal	\$0				\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$156,041		\$156,041		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$1,353,501	\$0	\$1,353,501	\$0	\$0
	\$1,354,000	\$0	\$1,354,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0344	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other	\$1,100,000			Electrical Engineer
Insert Row Here				
Sub TOTAL	\$1,100,000	1.0386	\$1,142,460	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0386	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$55,000			
Other				
Insert Row Here				
Sub TOTAL	\$55,000	1.0000	\$55,000	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$1,155,000	\$1,197,460

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
	<i>NA</i>		<i>NA per GSF</i>	

5a) GCCM Risk Contingency

GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

5b) GCCM Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

6) Total Cost of Construction (TCC)

TCC Sub TOTAL	\$0	\$0
<i>NA</i>		<i>NA per 1</i>

7) Owner Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax

Sub TOTAL	\$0	\$0
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CONSTRUCTION CONTRACTS TOTAL	\$0	\$0
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$156,041				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$156,041		1.0000	\$156,041	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0000	\$0	

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C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Campus – Critical Infrastructure Assessment

CBS ID:	40000473	Project Class:	Program
Subproject Number:	Not applicable	Agency Priority:	27
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

The Capitol Campus lacks accurate records for its underground utilities and roof structures, leading to safety risks and construction delays. This project aims to address this by assessing and documenting these components, using advanced technological scanning.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Campus has been continuously renovated for more than a hundred years. With each renovation, the new has been interlaced with the old, creating a fabric of old and new construction.

Today, no authoritative record of the campus exists. Drawings are piecemeal, incomplete, and unverified. Records are inconsistent and incomplete. In the case of critical infrastructure, completing projects in poorly understood conditions can be dangerous and often require costly investigations, causing project delays.

Documentation of underground utilities and roof structures at the Capitol Campus is incomplete and inaccurate, creating risks during construction and costing the state money through repeated investigations. Latent conditions add a premium to capital improvement projects when completing work in historic buildings. Where destructive testing is impossible, costly imaging studies are often necessary to fully understand the project scope.

The urgency to update these documents stems from frequent project delays and unexpected costs due to unknown infrastructural elements.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The project will thoroughly assess and document the underground utility infrastructure and roof structures across the Capitol Campus. The collected data will be integrated into the agency's GIS database, creating an authoritative and updated record of the built environment. This documentation will include 2D and 3D models, ensuring detailed coverage.

a) When will the project start and be completed?

Assessment

| 9/2025 - 8/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

The assessment could be phased across the utility assessment and documentation, and the roof structure documentation. Combining the assessments is preferred because they can be consolidated under one contract.

3. How would the request address the problem or opportunity identified in question #1?

By generating accurate and accessible drawings, the project will address the identified issues on multiple fronts: It will substantially decrease the risk of construction delays and mishaps related to unforeseen underground utilities and structural anomalies. Reducing these risks will also reduce the financial strain caused by emergency exploratory measures and corrective construction practices, which are currently a significant burden due to the inaccuracies in existing documentation. Furthermore, the project will enhance the effectiveness of emergency responses by ensuring that precise and up-to-date infrastructural data is available in real time, potentially saving lives and property during critical incidents. By specifically focusing on the documentation of underground utilities and roof structures, the project will facilitate more effective maintenance and emergency interventions, offering clear and detailed structural details and locations to streamline construction and maintenance operations across the campus.

4. What alternatives were explored?

To improve the quality and accessibility of as-built documentation, the project team evaluated several alternatives:

Archival Research: involves examining historical documents to construct the most accurate representations of current conditions. The disorganized and deteriorated state of many existing documents challenges this method.

Technological Scanning: preferred option - employ advanced scanning technologies such as LIDAR and ground penetrating radar for detailed mapping of underground features. These technologies are the same used for self-driving cars and have advanced in the past decade.

Continuous Documentation: this approach requires all contractors involved in new constructions or renovations on campus submit updated as-built drawings upon project completion. Although this method ensures that documentation is incrementally updated, it may result in a slow accumulation of comprehensive campus-wide data, which could delay the overall improvement in documentation accessibility and accuracy.

a) Why was the recommended alternative chosen?

The preferred option is the soundest and most efficient path to understanding this crucial aspect of the built environment on the Capitol Campus.

5. Which clientele would be impacted by the budget request?

DES anticipates that developing a North Gateway Comprehensive Plan will benefit federal, tribal, state, and local municipalities, special-interest stakeholders, and the public. Such a plan must address ongoing operations, maintenance, preservation, divestment, redevelopment, and future development at the North Gateway and other opportunity sites to meet existing and future state growth. The North Gateway Comprehensive Plan will address and incorporate state agencies' current and future needs. There will be minimal impacts on the tenants other than collaboration to gather information to develop the plan.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This request contributes to the following Results Washington goals:

Goal 4: Healthy & Safe Communities- A Critical Infrastructure Assessment will support state agency growth and programmatic needs throughout the campus. Improvements to address public and employee health, safety and welfare.

Goal 5: Efficient, Effective and Accountable Government- A Critical Infrastructure Assessment will: 1) demonstrate the agency's commitment to provide greater customer satisfaction; 2) increase service reliability by assessing and modifying DES' core planning services; and 3) promote a healthier workplace.

From DES' Strategic Framework, this work will support:

Goal 1: Provide workplace solutions that enhance our customers' ability to fulfill their missions.

In addition, a Critical Infrastructure Assessment will increase DES' "Resource Stewardship" by ensuring campus is planned and programmed responsibly for the preservation, redevelopment, and future development of the State Capitol Campus and its historic facilities and grounds.

The Critical Infrastructure Assessment will support the DES' commitment to "The Big 3"- Excellence in Customer Satisfaction, Team Member Satisfaction, and Financial Health. This strategic agency-specific initiative reflects the need for listening to customers to ensure DES provides services and products that meet their business needs as they work to achieve their mission.

As stewards of the State's Capital Campus (RCW 43.19.125), DES must do better to understand the built environment on campus.

8. For IT-related costs:

None.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

Please contact DES Planning staff for more information.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	Campus - Critical Infrastructure Assessment
OFM Project Number	40000473

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	NA		
Space Efficiency		A/E Fee Class	C
Construction Type	Civil Construction	A/E Fee Percentage	19.00%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-25	Predesign End	June-27
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

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Project Cost Summary

Total Project	\$1,031,940	Total Project Escalated	\$1,031,940
		Rounded Escalated Total	\$1,032,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,032,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$945,000		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$47,250		
Consultant Services Subtotal	\$992,250	Consultant Services Subtotal Escalated	\$992,250

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

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	\$39,690		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$39,690	Project Administration Subtotal Escalated	\$39,690

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

Project Cost Estimate			
Total Project	\$1,031,940	Total Project Escalated	\$1,031,940
		Rounded Escalated Total	\$1,032,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$992,250		\$992,250		\$0
Construction					
Construction Subtotal	\$0				\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0		\$0		\$0
Agency Project Administration					
Project Administration Subtotal	\$39,690		\$39,690		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$1,031,940	\$0	\$1,031,940	\$0	\$0
	\$1,032,000	\$0	\$1,032,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$430,000			
Environmental Analysis				
Predesign Study	\$515,000			
Other				
Insert Row Here				
Sub TOTAL	\$945,000	1.0000	\$945,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$47,250			
Other				
Insert Row Here				
Sub TOTAL	\$47,250	1.0000	\$47,250	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$992,250	\$992,250

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
<i>NA</i>			<i>NA per GSF</i>	

5a) GCCM Risk Contingency

GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

5b) GCCM Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

6) Total Cost of Construction (TCC)

TCC Sub TOTAL	\$0	\$0
<i>NA</i>		<i>NA per 1</i>

7) Owner Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax

Sub TOTAL	\$0	\$0
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CONSTRUCTION CONTRACTS TOTAL	\$0	\$0
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Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
Sub TOTAL	\$0		\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$39,690				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$39,690		1.0000	\$39,690	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0000	\$0	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

North Gateway - Comprehensive Plan

CBS ID:	40000472	Project Class:	Program
Subproject Number:	Not applicable	Agency Priority:	28
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This project will establish a long-range vision for the North Capitol Campus and other opportunity sites identified in the 2006 *Master Plan for the Capitol of the State of Washington*. The comprehensive plan will provide a vision and strategy for campus development, realize the potential of opportunity sites, and revitalize the State Capitol Campus' connection with the City of Olympia.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

Many of the assets at the North Gateway and opportunity sites are underutilized or are in critical condition as found in the 2024 *Washington State Capitol Campus Facility Condition Assessment Report*.

Buildings and sites included in this request are:

- The General Administration building site
- The Conservatory site
- 721 Columbia
- Columbia Garage
- Washington Building
- Union Avenue Building

A comprehensive plan for the North Gateway is needed to:

- Revitalize and strengthen the connection between the Capitol Campus and the City of Olympia.
- Identify development opportunities for the sites listed above.
- Develop a campus parking mitigation plan to improve the parking experience for employees and visitors
- Evaluate current and future needs of the Capitol Campus.

Decision-makers would benefit from this foundational document so they can coordinate effective implementation across issues and initiatives. The North Gateway Comprehensive Plan will provide:

- An evaluation of programming needs and opportunities (current state)
- A statement of stakeholder values and aspirations (future vision)
- A reference point for decision-making (goals and policies)
- Priorities for action (implementation program)

Without a comprehensive plan for the North Gateway and opportunity sites efforts to establish priorities for divestment, redevelopment, and future development will continue to be piecemeal and ad hoc. This approach is not cost-effective, nor does it reflect the approach that was established in the 2006 Campus Master Plan.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

The summary below provides an overview of the proposed comprehensive plan's phasing and content. Sound documentation of existing conditions is necessary to support thoughtful, detailed dialogue around the future of the Capitol Campus.

2025-27: North Gateway Comprehensive Plan.

A consultant will:

- Develop a Comprehensive Plan in alignment with the stakeholder voice and vision. Stakeholders should include The Governor's Office, OFM, House and Senate Capital Budget Chairs and minority leaders, House and Senate Administration, the State Capitol Committee, the Capitol Campus Design Advisory Committee, Campus Agency Tenants, the City of Olympia, and surrounding Neighborhoods.
- Develop a short-term (1-4 years), mid-term (5-10 years), and long-term (10-30 years) sequence of events that establishes the necessary stages of design, construction, redevelopment, and remodeling activity, as needed, for the preferred strategy. This sequence will consider the need to maintain services and operations throughout the implementation.
- Analyze project phasing opportunities, including the swing space, parking, or temporary facilities.
- Provide recommendations for new facilities, as needed.

- Anticipate and describe the state's needs for land and recommend policies for the highest and best use of available land consistent with local and regional growth regulations and vision.
- Adopt best management practices established worldwide to minimize environmental impacts.
- Work with the project team to develop a facilitated planning and engagement process to build consensus among stakeholders and community members on a preferred Long-Range Facility Plan strategy or group of strategies.
- Use information developed in the process and DES-provided data to provide a plan that considers the campus' anticipated future needs for space and the organizational use of such space. This may include the conversion of existing spaces to different uses or development or use of space not currently owned, operated, or used by the campus if such additional space is deemed necessary to the cost-effective and efficient operation of the campus.

Ongoing Benefits

Once this project is complete, the FPS Planning Team will be positioned to support and facilitate ongoing dialogue around space, capital planning, and the future of the capitol campus by identifying potential development limitations, opportunities, and impacts of proposals prior to engaging consultant services, ultimately avoiding unanticipated costs.

In addition, the FPS Team will:

- Prepare 10-year capital plans and operating plans to address needs consistent with the North Gateway Comprehensive Plan.
- Establish and monitor planning development milestones in relation to the 10-year capital and operational plans.
- Facilitate ongoing dialogue based on these data to ensure plans remain valuable and current with emerging political, societal, and economic conditions and needs on the Capitol Campus.
- Alignment with DES' Divest & Redevelopment program to realize a more optimal real estate footprint through the disposition of vacant, underutilized, and underperforming assets.

a) When will the project start and be completed?

Planning

| 9/2025 - 6/2026

b) Identify whether the project can be phased, and if so, which phase is included in the request.

This project should be completed in one biennium to be a complete and comprehensive plan.

3. How would the request address the problem or opportunity identified in question #1?

Completing a North Gateway Comprehensive Plan for the Capitol Campus will provide:

- A collection and evaluation of facility-related data and information for decision-makers.
- The development of a strong link between the North Gateway Comprehensive Plan and the 10-Year operating and capital plans.
- The proposal and prioritization of programmatic activities and capital projects based on the Capitol Campus Comprehensive Plan's vision and its related goals and objectives.
- A clear strategy for coordination and collaboration among the state agencies on campus to achieve the North Gateway Comprehensive Plan objectives.
- Goals and objectives to guide the development of future plans and studies needed to address regulatory requirements, standards, guidance, and comprehensive plans developed by federal, tribal, regional, and local governments.
- Strategies to address ongoing operations, maintenance, preservation, divestment, and future development on the North Gateway and other opportunity sites to meet existing and future state growth.
- A roadmap with goals, objectives, and planning metrics guides consistent and informed decision-making.

This project will culminate in a North Gateway Comprehensive Plan to establish a shared vision, goals, and objectives. The success of this effort is directly dependent on the integrity of data collection and analysis as well as stakeholder involvement, which avoids delays and conflicts with future planning and developments at capitol campus facilities and grounds

4. What alternatives were explored?

Preferred Alternative – Planning services provided by consultant. Retaining professional services from a consultant to prepare a North Gateway Comprehensive Plan is preferred. The planning consultant will assist DES staff in working with stakeholders to

create a common vision for the future development of the North Gateway and other opportunity sites. The consultant will review applicable federal, state, and local regulations, perform a review of other state, regional, and local plans and studies, data collection and programmatic analysis, and formulate short and long-range alternatives and recommendations for the preservation, divestment, redevelopment, and future development of the North Gateway and other opportunity sites.

No Action – Sites and assets listed in this document will continue to be underutilized and without a cohesive plan.

a) Why was the recommended alternative chosen?

Not pursuing this project will allow for the North Gateway assets and other opportunity sites to continue to be underutilized, redundant, and without a comprehensive path forward.

5. Which clientele would be impacted by the budget request?

DES anticipates that developing a North Gateway Comprehensive Plan will benefit federal, tribal, state, and local municipalities, special-interest stakeholders, and the public. Such a plan must address ongoing operations, maintenance, preservation, divestment, redevelopment, and future development at the North Gateway and other opportunity sites to meet existing and future state growth.

The North Gateway Comprehensive Plan will address and incorporate state agencies' current and future needs. There will be minimal impacts on the tenants other than collaboration to gather information to develop the plan.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This request contributes to the following Results Washington goals:

Goal 3: Sustainable Energy and a Clean Environment- A Capitol Campus

Comprehensive Plan will effectively establish a common vision, goals and objectives, and performance metrics to address Clean Transportation, Clean Energy, and Efficient

Buildings & Industrial Processes. Improvements will be prioritized to cost-effectively reduce greenhouse gas emissions and promote energy efficiencies.

Goal 4: Healthy & Safe Communities- A Capitol Campus Comprehensive Plan will support state agency growth and programmatic needs throughout the campus. Improvements to address public and employee health, safety and welfare issues will be prioritized. Improvements will address accessibility and seek to reduce the potential for public and workplace injuries.

Goal 5: Efficient, Effective and Accountable Government- A Capitol Campus Comprehensive Plan will: 1) demonstrate the agency's commitment to provide greater customer satisfaction; 2) increase service reliability by assessing and modifying DES' core planning services; and 3) promote a healthier workplace culture.

From DES' Strategic Framework, this work will support:

Goal 1: Provide workplace solutions that enhance our customers' ability to fulfill their missions.

In addition, a North Gateway Comprehensive Plan will increase DES' "Resource Stewardship" by ensuring campus is planned and programmed responsibly for the preservation, redevelopment, and future development of the State Capitol Campus and its historic facilities and grounds.

The Capitol Campus Comprehensive Plan will support the DES' commitment to "The Big 3"- Excellence in Customer Satisfaction, Team Member Satisfaction, and Financial Health. This strategic agency-specific initiative reflects the need for listening to customers to ensure DES provides services and products that meet their business needs as they work to achieve their mission.

As stewards of the State's Capital Campus (RCW 43.19.125), DES must do better to understand and plan for the needs on campus. These needs may relate to the aged nature and condition of the existing facilities or grounds or changes within other state agency programs that require redevelopment or future development on campus.

8. For IT-related costs:

Not applicable.

- 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. (See Chapter 13 — Puget Sound Recovery — in the 2019-21 Operating Budget Instructions).**

Not applicable.

- 10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.**

This plan will be critical to developing an actionable and coordinated strategy to meet the requirements of the State Energy Performance Standards (RCW 19.27A.200) and Greenhouse Emissions Limits (RCW 70A.45.050) for the entire campus.

- 11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

The project GA—Building Demo is currently requesting funds to demolish the existing and vacant General Administration building and build a surface parking lot. The North Gateway Comprehensive Plan will work in conjunction with this plan and assess the site's future uses.

Additional documents available upon request:

- *Master Plan for the Capitol of the State of Washington, 2006*
- *Washington State Capitol Campus Facility Condition Assessment. DES, 2024*

13. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services
Project Name	North Gateway - Comprehensive Plan
OFM Project Number	40000472

Contact Information

Name	John Lyons
Phone Number	360-628-2139
Email	john.lyons@des.wa.gov

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	NA		
Space Efficiency		A/E Fee Class	
Construction Type		A/E Fee Percentage	
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start	July-25	Predesign End	June-27
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

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Project Cost Summary

Total Project	\$567,840	Total Project Escalated	\$567,840
		Rounded Escalated Total	\$568,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$568,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$520,000		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$26,000		
Consultant Services Subtotal	\$546,000	Consultant Services Subtotal Escalated	\$546,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

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	\$21,840		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$21,840	Project Administration Subtotal Escalated	\$21,840

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

Project Cost Estimate			
Total Project	\$567,840	Total Project Escalated	\$567,840
		Rounded Escalated Total	\$568,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$546,000		\$546,000		\$0
Construction					
Construction Subtotal	\$0				\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$21,840		\$21,840		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0

Project Cost Estimate					
Total Project	\$567,840	\$0	\$567,840	\$0	\$0
	\$568,000	\$0	\$568,000	\$0	\$0
Percentage requested as a new appropriation			100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$520,000			
Other				
Insert Row Here				
Sub TOTAL	\$520,000	1.0000	\$520,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$26,000			
Other				
Insert Row Here				
Sub TOTAL	\$26,000	1.0000	\$26,000	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$546,000		\$546,000

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
	<i>NA</i>		<i>NA per GSF</i>	

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7) Owner Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax

Sub TOTAL	\$0	\$0
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CONSTRUCTION CONTRACTS TOTAL	\$0	\$0
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$21,840				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$21,840		1.0000	\$21,840	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0000	\$0	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Campus – EV Study

CBS ID:	40000471	Project Class:	Program
Subproject Number:	Not applicable	Agency Priority:	29
Program:	Major Projects	Starting Fiscal Year:	2026

Project Summary

This study will support the growing demand for electrical vehicles (EVs) in state fleet use by finding best charging locations across state-owned properties.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

This request would fund a detailed study on electrical vehicle (EV) charging stations across state-owned properties, to find locations where charging stations are needed to meet current and growing EV use across the state fleet and employee use.

Without a comprehensive study, DES won't have the data necessary to create a comprehensive EV infrastructure plan to meet growing need.

Risks include:

Uninformed decision-making: Without a comprehensive study, decisions for each location will be made on an individual basis or reactively as needs increase, creating risk for an inefficient and insufficient charging network.

Increased costs and resources: Without comprehensive planning and coordination, costs will likely increase, and the state will miss opportunities to streamline costs, with the potential to limit the overall scale of a charging network.

Sustainability: Failing to find the best locations and implement sustainable charging solutions may undermine the state's commitment to environmental initiatives and lead to missed opportunities to showcase leadership in green infrastructure and reduce carbon emissions.

Public engagement: The study will include targeted outreach to make sure the perspectives and needs of interested communities and the Legislature are included in the comprehensive plan. Without that engagement, future planning could overlook critical needs affecting overall success.

Inadequate accessibility: Without a clear understanding of the best locations, there is a risk of limited accessibility for EV users, potentially leaving certain regions underserved. This could hinder the widespread adoption of electric vehicles and contribute to disparities in charging infrastructure availability.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

To support the state’s focus on carbon reduction and the growing demands of EV use, DES must create an infrastructure plan to support EV use. This request will fund a study to help DES create that plan:

Optimal geography: Find the best locations for EV charging stations, considering demand, accessibility, and using existing state properties.

- The project will engage both Legislative stakeholders and state agencies to align the plan with broader legislative goals.
- Use Geographic Information System (GIS) technology to create a data-driven foundation for strategic decision-making.

Electrical capacity: Assess the required infrastructure for EV charging stations, find state buildings with sufficient electrical capacity to meet needs, and recommend improvements for selected sites.

Site access: See how easy it is for people to access the charging location.

Cost-benefit analysis: Study costs to see how the first cost from required upgrades at any site compare with long-term benefits.

a) When will the project start and be completed?

Plan

| 7/2026 - 7/2027

b) Identify whether the project can be phased, and if so, which phase is included in the request.

DES will complete the study in one biennium. Any construction phasing would be considered during project design and under a different funding request.

3. How would the request address the problem or opportunity identified in question #1?

The study will find the best locations for charging stations, required upgrades, and associated costs to help DES create an infrastructure plan and coordinated EV charging network to meet current and future EV use around the state.

4. What alternatives were explored?

No alternatives were considered.

If the study on Electric Vehicle (EV) charging stations is not completed, several potential outcomes could impede the state's ability to address the growing demand for electric vehicles effectively.

a) Why was the recommended alternative chosen?

Not applicable.

5. Which clientele would be impacted by the budget request?

The budget request directly impacts state agencies, employees, and visitors who own or use electric vehicles—additionally, the broader community benefits from reduced carbon emissions and increased accessibility to EV charging infrastructure.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No.

7. Describe how this project supports the agency’s strategic master plan or would improve agency performance.

This request contributes to the following Results Washington goals:

Goal 3: Sustainable Energy and a Clean Environment—An EV Study will effectively establish a common vision, goals and objectives, and performance metrics to address Clean Transportation, Clean Energy, and Efficient Buildings and industrial Processes. Improvements will be prioritized to cost-effectively reduce greenhouse gas emissions and promote energy efficiencies.

Goal 4: Healthy & Safe Communities—An EV Study will support state agency growth and programmatic needs throughout the state. Improvements to address public and employee health, safety, and welfare issues will be prioritized. Improvements will also address accessibility and seek to reduce the potential for public and workplace injuries.

Goal 5: Efficient, Effective and Accountable Government- An EV Study will: 1) demonstrate the agency’s commitment to provide greater customer satisfaction; 2) increase service reliability by assessing and modifying DES’ core planning services; and 3) promote a healthier workplace culture.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project will directly support carbon reduction for state-owned vehicles.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

None.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Department of Enterprise Services	
Project Name	Campus - EV Study	
OFM Project Number	40000471	

Contact Information

Name	John Lyons	
Phone Number	360-628-2139	
Email	john.lyons@des.wa.gov	

Statistics

Gross Square Feet	NA	MACC per Gross Square Foot	
Usable Square Feet	NA	Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	C
Construction Type	Parking structures and g	A/E Fee Percentage	22.00%
Remodel		Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	September-25	Design End	September-26
Construction Start		Construction End	
Construction Duration	0 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$546,000	Total Project Escalated	\$574,850
		Rounded Escalated Total	\$575,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$575,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$500,000		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$25,000		
Consultant Services Subtotal	\$525,000	Consultant Services Subtotal Escalated	\$553,850

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

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	\$21,000		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$21,000	Project Administration Subtotal Escalated	\$21,000

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

Project Cost Estimate			
Total Project	\$546,000	Total Project Escalated	\$574,850
		Rounded Escalated Total	\$575,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$553,850		\$553,850		\$0
Construction					
Construction Subtotal	\$0				\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0		\$0		\$0
Agency Project Administration					
Project Administration Subtotal	\$21,000		\$21,000		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0
Project Cost Estimate					
Total Project	\$574,850	\$0	\$574,850	\$0	\$0
	\$575,000	\$0	\$575,000	\$0	\$0
	Percentage requested as a new appropriation		100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Insert Row Here

What has been completed or is underway with a previous appropriation?

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0406	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other	\$500,000			
Insert Row Here				
Sub TOTAL	\$500,000	1.0577	\$528,850	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$0	1.0577	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$25,000			
Other				
Insert Row Here				
Sub TOTAL	\$25,000	1.0000	\$25,000	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$525,000	\$553,850

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
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 Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$0			\$0	
	<i>NA</i>			<i>NA per GSF</i>	

5a) GCCM Risk Contingency			
GCCM Risk Contingency	<input type="text"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	\$0	1.0000	\$0

5b) GCCM Costs			
GCCM Fee	<input type="text"/>		
Bid General Conditions	<input type="text"/>		
GCCM Preconstruction Services	<input type="text"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	\$0	1.0000	\$0

6) Total Cost of Construction (TCC)			
TCC Sub TOTAL	<input type="text"/> \$0		<input type="text"/> \$0
	<i>NA</i>		<i>NA per 1</i>

7) Owner Construction Contingency			
Allowance for Change Orders	<input type="text"/> \$0		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	\$0	1.0000	\$0

8) Non-Taxable Items			
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax			
Sub TOTAL	<input type="text"/> \$0		<input type="text"/> \$0

CONSTRUCTION CONTRACTS TOTAL	<input type="text"/> \$0		<input type="text"/> \$0
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$21,000				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	\$0				
PROJECT MANAGEMENT TOTAL	\$21,000		1.0000	\$21,000	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0000	\$0	

Green cells must be filled in by user

C-100(2024)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Campus - Extend Reclaimed Water

CBS ID:	40000352	Project Class:	Program
Subproject Number:	Not applicable	Agency Priority:	40
Program:	Major Projects	Starting Fiscal Year:	2030

Project Summary

This project will install a (Class A) reclaimed water main to the Capitol Campus for irrigation, and incrementally converting irrigation and other non-potable uses to abundant reclaimed sources. This is a good neighbor project and reduces the Capitol Campus use of potable water allowing water to be reallocated to others served by LOTT.

Questions

1. Identify the problem or opportunity addressed. Why is the request a priority?

The Capitol Campus contains approximately 143 acres and over 4.2 million square feet of state-owned facilities and utilizes approx. 420,000 gallons of potable water each year for irrigation. Fresh, clean, potable water is currently used for a variety of functions throughout the campus, except for the park lands around Capitol Lake which use reclaimed water for non-potable functions. Bringing reclaimed water to the Capitol Campus will provide a 30 percent reduction to the cost of water for irrigation, power washing, and toilet flushing. (Based on the Interagency Agreement with the City of Olympia, using reclaimed water provides 30% credit per gallon for reclaimed water use). This opportunity can be seized by extending supply lines over three biennia and completing plumbing upgrades in campus buildings.

2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?

This request is for the 29-31 Biennium. Additional funding will be needed for future work to continue and be completed within three biennia:

29-31 Biennium (Phase 1) – Extend supply lines from 7th and Columbia to Sylvester Park and the Old Capitol Building. Make connections and any necessary upgrades.

31-33 Biennium (Phase 2) - Extend supply lines from 7th and Columbia to West Campus. Make connections and any necessary upgrades.

33-35 Biennium (Phase 3) - Extend supply lines from West Campus to East Campus. Make connections and any necessary upgrades, including connection to the dual-plumbed Transportation Building.

a) When will the project start and be completed?

Phase 1	7/2029 - 7/2031
Phase 2	7/2031 - 7/2033
Phase 3	7/2033 - 7/2035

b) Identify whether the project can be phased, and if so, which phase is included in the request.

Phasing described above. This request is related to the first phase.

3. How would the request address the problem or opportunity identified in question #1?

Bringing abundant reclaimed water to the Capitol Campus for irrigation is an opportunity for significant operational savings and environmental leadership. In addition to the irrigation demands, water is also used on West Campus to supply the Tivoli Fountain. It is possible that the fountain could also be supplied by reclaimed water. Also referenced in the Capitol Campus Reclaimed Water Assessment, Gray and Osborne, 2015 are opportunities and benefits to bringing reclaimed water to the Campus.

4. What alternatives were explored?

No Action - Not taking action or deferring this project prevents a 30 percent savings on irrigation, as well as the opportunity to demonstrate responsible stewardship of finite resources. Phased Reclaimed Water Line (Preferred Approach) - A phased approach over three biennia, as outlined earlier is the preferred approach.

Reduction in Scope – Reducing the number of supply lines to be constructed. For example, not constructing the line to Sylvester Park and Old Capitol Building.

Phased Reclaimed Water Line (Preferred Alternative) - A phased approach over three biennia, as outlined earlier is the preferred approach.

Reduction in Scope - Reducing the number of supply lines to be constructed. For example, not constructing the line to Sylvester Park and Old Capitol Building.

a) Why was the recommended alternative chosen?

The preferred alternative will improve operational efficiency on the capitol campus.

5. Which clientele would be impacted by the budget request?

All campus users are affected by this multi-biennium project, as are the City of Olympia and the LOTT Clean Water Alliance. Currently the Transportation Building boasts dual plumbing in anticipation of reclaimed water for non-potable uses. This project would allow the state to take advantage of that prior investment.

6. Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

This project relies upon the appropriation of state resources. Non-state funding is likely through partnership with the LOTT Alliance and the City of Olympia. The extension of reclaimed water to Heritage Park was achieved through shared costs and partnership with LOTT and City of Olympia. The extension of service to the campus can serve as a steppingstone to additional downstream customers.

7. Describe how this project supports the agency's strategic master plan or would improve agency performance.

This project supports the Governor's Results Washington goals:

- Goal #3 Sustainable energy & a clean environment by reducing water consumption.

This project supports DES' goals and policies by:

- Investing in existing assets through renovation, replacement and updating utilities, infrastructure and building systems;

- Aligning with the 2006 Master Plan for the Capitol of the State of Washington by providing facilities that support state agencies' effective and efficient delivery of public services, environmental stewardship, and the highest standards of environmental protection.

DES expects that the implementation of this project will help improve agency performance by reducing the cost of water consumption on campus.

8. For IT-related costs:

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Not applicable.

11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

DES's contracting policies and practices foreground economic inclusion and foster substantial opportunities for small and diverse businesses. This project will advance equity by prioritizing the engagement of small and diverse businesses across the state, providing that economic benefits are widely distributed among those communities most in need.

To make opportunities more accessible, we strategically unbundle large contracts into smaller segments, allowing smaller enterprises to compete.

Recognizing the barriers small and diverse businesses often face, we provide dedicated training and support to improve their capabilities, situating them to be well-equipped to meet the demands of important projects and foster growth.

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

There will be some design and coordination planning with the following projects: 1. West Campus Irrigation System Replacement (subproject of 30000809) The irrigation system on West Campus is based on old, cast iron irrigation piping that would need to be replaced prior to converting the system to reclaimed water. 2. East Campus Irrigation System Replacement (subproject of 30000809) Some additional modifications would be necessary to the East Campus irrigation system to fully utilize reclaimed water.

The following studies, reports and analysis support this request:

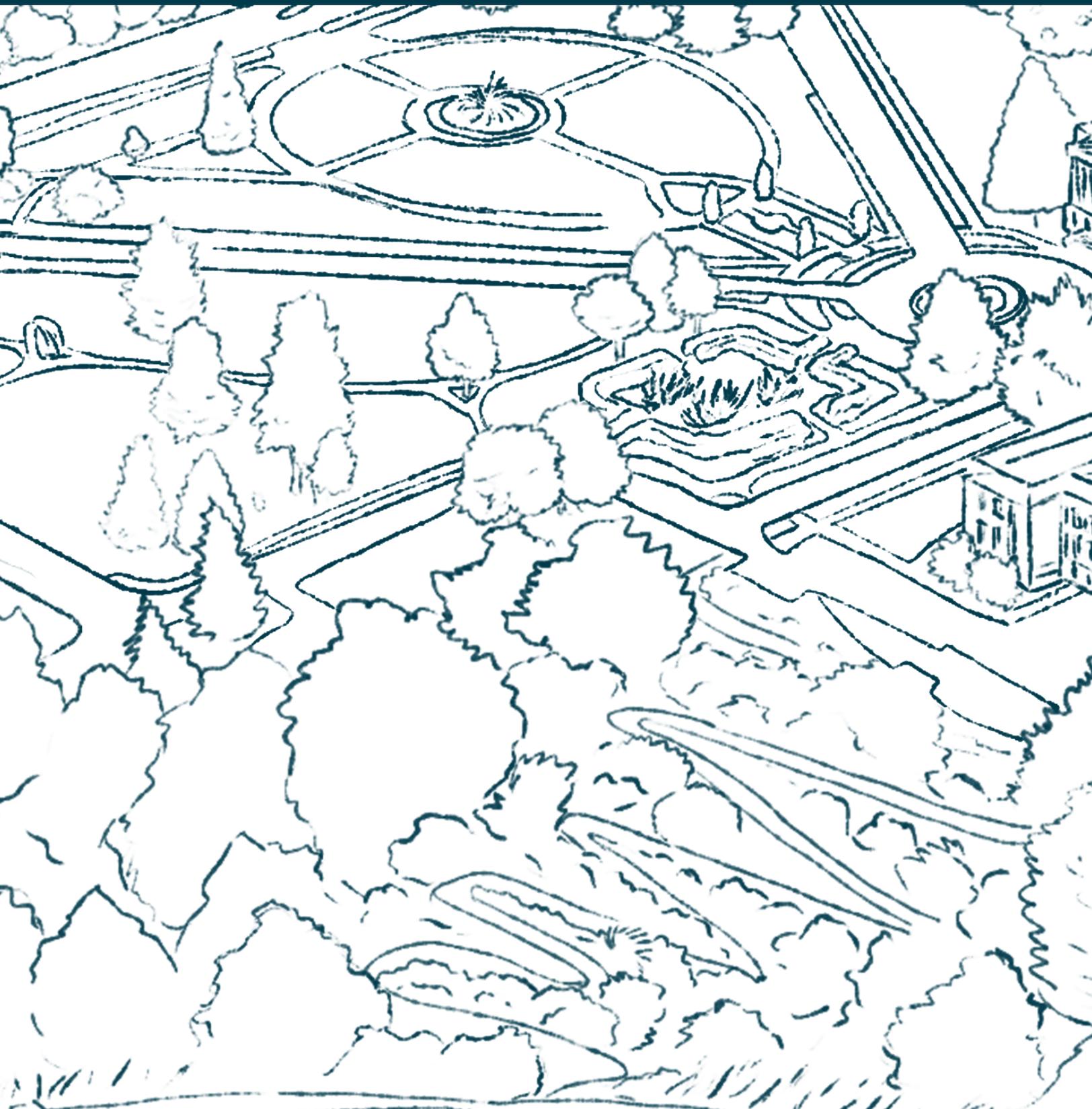
- Implementation of Reclaimed Water Use: 2007 Report to the Governor and State Legislature. Department of General Administration, 2007.
- Capitol Campus Reclaimed Water Assessment. Gray and Osborne, 2015.

13. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

Not applicable.



Tab E – References





Washington State
DEPARTMENT OF
ENTERPRISE SERVICES



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Capitol Campus Critical Fire Alarm Assessments

UPDATED: 2023 - September

Executive Summary

In 2023, BCE Engineers conducted site investigations across 29 buildings, focusing on existing fire alarm systems. Based on visual inspections and historical data, the investigations informed the reports compiled in this document. These findings will guide the scope of work of fire system upgrades across our building portfolio.

Current Fire Alarm System

The current fire alarm systems within the Capitol Campus, varying between 13 and 15 years of age, are obsolete, surpassing the 10-year lifespan recommended by the National Fire Alarm and Signaling Code (NFPA 72). With no spare parts available, these systems risk imminent failure, leading to potential violation penalties and fines from the Olympia Fire Department. Further compounding the issue, several fire alarm systems are not tied into the Intelligent Fire Interface system or the current Capitol Campus Fiber Loop. Notifier, the system's manufacturer for Johnson Controls, Inc. (JCI), no longer supports these systems, thus posing the risk of high costs in case of failure.

Risk Assessment

A risk assessment statement is included in each assessment below. Based on the site investigations, system age, level of maintenance care, and manufacturer support.

Generally, the expected life span coincides with the time and place when the manufacturer no longer supports the product. This time can vary by manufacturer, make, and model. Once the manufacturer stops supporting the product and as the system ages, replacement parts become difficult and expensive to locate and replace. This is the time when the fire alarm system is the riskiest.

If the fire alarm system headend (brain) fails and is not supported by the manufacturer, the potential costs dramatically rise as the replacement becomes an emergency. The nature of an emergency then requires the building to be on a fire watch until the system can be repaired or replaced.

The risk of failing fire alarm systems extends beyond the immediate concern of fire safety. The risks can be classified into three broad categories: operational, financial, and reputational.

Operational Risks

1. False Alarms and Mandatory Fire Watches: An increase in false alarms can trigger an action by the Olympia Fire Department (OFD) to shut down the system. If this occurs, the building must either be vacated or undergo a stringent 24/7 fire watch, where every room and mechanical space is inspected every 30 minutes. This measure can disrupt day-to-day operations.

2. Occupant Displacement: In case of system failure, the building occupants might have to vacate the premises until the system is replaced. This displacement can disrupt workflow, leading to a potential loss in operational efficiency. Finding alternative spaces for occupants to continue their work can be challenging and time-consuming.

3. Vulnerability to Fires: Fire alarm systems provide early warning to the OFD and control a fire before the OFD arrives. A failing system would leave the building vulnerable to fire, potentially resulting in loss of life and property. In addition, it would delay the OFD response time, causing further damage.

Financial Risks

1. Emergency Replacement Costs: The end of manufacturer support marks a problematic period for fire alarm systems, with replacement parts becoming expensive and difficult to locate. An emergency replacement following a system failure can dramatically increase costs.

2. Fire Watch Expenses: A failing fire alarm system might require hiring additional staff for round-the-clock fire watches, resulting in increased operational costs.

3. Potential Violation Penalties and Fines: Failing to update the fire alarm systems can lead to a possible violation of safety regulations, attracting penalties and fines from the Fire Department.

Reputational Risks

1. Stakeholder Confidence: The safety of building occupants is a primary concern for all stakeholders. A failing fire alarm system could erode stakeholder confidence, negatively impacting the organization's reputation.

2. Compliance with Safety Standards: Failing to meet safety standards, such as those set by NFPA 72, can damage the organization's standing in the eyes of regulatory bodies.

In light of these risks, it is clear that urgent action is needed to replace and upgrade the current fire alarm systems across the 29 buildings, one of which has been funded. This approach will not only enhance the safety and security of the occupants but also ensure compliance with safety standards and maintain stakeholder confidence.

Cost Analysis

This report includes a preliminary cost analysis for replacing each Fire Alarm System based on the site investigations' conditions. We have considered a range of costs, including Demolition, Headend Equipment, Initiation Devices, Notification Devices, Graphic Maps, Fire Alarm Communication Cables, Architect and engineer Design Fees, Permit Fees, and Cost Escalation, among others. These costs, unique to each building's square footage, existing conditions, and the complexity of the building's structure, will need adjustments for escalation depending on the project schedule.

Asset Renewal & Replacement Plan

Our site investigations revealed broad urgency, with few objective measures to prioritize system replacements across our building portfolio. All alarm systems must be replaced, with rare exceptions. We developed a priority list for replacing fire alarm systems across our buildings, foregrounding coordination with other work in the agency's Ten-Year Plan. These factors include:

1. Minimizing Disruption: Minimizing disruptions is central to our capital planning strategy. We aim to mitigate operational downtime by consolidating projects that interrupt or displace tenants.

2. Trade-Scope Consolidation: Consolidating trade scopes during replacements saves time and money. When coordinated with other projects, we enhance efficiency and avoid unnecessary redundancy by addressing multiple aspects of the fire alarm system and its integration. This consolidation ensures that the replacements align with the broader agency goals for our buildings.

3. Reduced Contractor Mobilization: Individually improving building systems can lead to repetitive contractor mobilizations. Every time a contractor sets up a new job, there's a cost involved. These costs accumulate if you continually bring them back for different improvements.

Incorporating these factors into our Asset Renewal & Replacement Plan empowers us to move forward with a well-structured and strategic approach to fire alarm system upgrades. By adhering to this plan, we ensure the safety and security of our buildings and align our efforts with the broader objectives of the organization's long-term planning.



WASHINGTON STATE DEPARTMENT OF
ENTERPRISE SERVICES

CAPITOL CAMPUS UTILITY RENEWAL PLAN

Olympia, WA

DES Project No. 2016-919 B (2)

May 2017

PREPARED FOR



PREPARED BY

ReidMiddleton

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MITHŪN

Jason King, Landscape Architect

Washington State Department of Enterprise Services Capitol Campus Utility Renewal Plan

June 2017

The engineering material and data contained in this report were prepared under the supervision and direction of the undersigned, whose seal as a registered professional engineer is affixed below.



Ding C. Ye, P.E.
Project Engineer



Erik Stearns, P.E.
Electrical Engineer



Bob Bergstrom, P.E.
Civil Engineer - Water
5/15/2017

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ACRONYMS

AHJ	Authority Having Jurisdiction
APWA	American Public Works Association
ASCE	American Society of Civil Engineers
CIPP	Cured in Place Pipe
CMP	Corrugated Metal Pipe
DAHP	Washington State Department of Archaeology and Historic Preservation
DES	Washington State Department of Enterprise Services
DIP	Ductile Iron Pipe
Ecology	Washington State Department of Ecology
FDC	Fire Department Connection
GA	General Administration
GIS	Geographic Information System
GPM	Gallons per Minute
HABS	Historic American Building Survey
HDPE	High Density Polyethylene
KVA	Kilovolt-Ampere
LID	Low Impact Development
LOTT	LOTT (Lacey, Olympia, Tumwater, Thurston County) Clean Water Alliance
LV	Low Voltage
MV	Medium Voltage
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NPDES	National Pollutant Discharge Elimination System
NRB	Natural Resources Building
NRHP	National Register of Historic Places
OB2	Office Building 2
OSHA	Occupational Safety and Health Administration
PSE	Puget Sound Energy
PSI	Pounds per Square Inch
PVC	Polyvinyl Chloride
SOW	Statement of Work
WSDOH	Washington State Department of Health
WSDOT	Washington State Department of Transportation

EXECUTIVE SUMMARY

Construction of the Capitol Campus utility systems occurred over several decades. Many of the utilities have served well beyond their design life, with some original systems installed during the campus's original construction in the early 1900s still in service. While many improvements have been completed, the service condition varies from system to system. Some continue to operate at a level of effectiveness, while others need immediate improvement or replacement.

Section 1105 of the 2015-2017 Capital Budget directs the Department of Enterprise Services (DES) to assess the existing condition of underground utilities on Capitol Campus and to develop a utility renewal plan that will support the Capitol Campus into the future for the next 10 years. The plan should gradually and systematically replace or repair utility segments at a high risk of failure in an approach that is most cost effective. DES contracted Reid Middleton to perform this work.

This report summarizes the findings of past investigations and assessments, study reports, repair and construction record documents, input from Campus Building and Grounds operation staff, and Reid Middleton's findings, analysis, and evaluations. Due to budget constraints, the assessment is limited to stormwater, sanitary sewer, water, irrigation, and electrical systems; other utility systems, such as natural gas, reclaimed water, steam and chilled water, and telecommunications, are not included.

Benefitting from continual repairs and improvements, the utility systems of the campus are in generally fair condition. While many improvements are needed, some of which are urgent, there is little evidence that any utility system needs a campus-wide overhaul. In general, utilities in East Capitol Campus are in better condition than those in West Capitol Campus, in part because of the differences in ages of the facilities and construction materials.

One special concern is the West Capitol Campus water system. Available flow test data shows that the campus water system cannot deliver the required fire flow to the Legislative Building area, which includes the Legislative Building, the Temple of Justice, the Cherberg Building, and the O'Brien Building. Several reasons could contribute to the flow-capacity problem, but it will take a more-detailed and focused study and analysis to find out. And, the study should be performed as soon as possible.

Based on this study's findings, a list of necessary improvement projects was developed and prioritized for the next 10 years, with an estimated overall cost for each project. The list is provided in the Proposed Improvements section of this report (Table 3, page 55). Generally, those utility projects with the highest risk priority are included in the near-term budget biennia; however, many listed projects are more urgent than their planned implementation. One such project is the West Capitol Campus Irrigation System Replacement. Fiscal reality indicates that even critical improvements must be phased over time. This plan is presented as a balance between what must be done and the funding that can be reasonably expected.

The list does not include all utility issues on the Capitol Campus; however, with continual regular maintenance and implementation of these identified improvement projects, the utility systems should be able to support the Capitol Campus into the future for 10 years or more.



PROGRAM NARRATIVE

ELEVATOR MODERNIZATION

UPDATED: 2024-03-12

Introduction

The Department of Enterprise Services manages 65 elevators and 1 escalator across 25 buildings — elevators under our care range from over 60 years old to the newly modernized. Of the 65 elevators managed by DES, 42 must be modernized within the next decade.

Maintaining and repairing elevators is uniquely challenging among building systems. Like many on the capitol campus, elevators in older buildings may have custom or obsolete parts, making it difficult to source replacements. Moreover, ensuring that elevators remain accessible during repairs, especially in public buildings, is necessary for equal access to state resources. Elevator Modernization is the process of upgrading the critical parts of the elevator to handle new technology, have better performance, and improve safety.

Elevators are a fusion of intricate mechanical and digital components; this, combined with the imperative of continuous, safe operation, requires careful planning for elevator maintenance.

The matrix provided with this Ten-Year Plan aims to create a data-driven framework for elevator repair prioritization. The prioritization presented here builds on and extends a 2019 study, "*Elevator Modernization Condition Assessment*," by Stemper Architecture Collaborative.

Prioritization

The 2019 Assessment informed capital budget requests from 2021-2023 and 2023-2025, and included data around:

Code Compliance Building codes change over time. New technology and better designs provide for safer equipment. An elevator can comply with the code under

which it was installed but not have any of the latest safety features required on new equipment.

Performance & Operation How each component and the overall elevator system performs. It's directly related to rider experience waiting for and riding the elevator. Elevator operation during starting, acceleration, deceleration, leveling, and door operation can give indications of the quality of operation and performance.

Environmental Conditions Heat, moisture, salt water, caustic materials, and many other types of conditions contribute to the degradation of elevator equipment. Equipment installed in an enclosed, controlled environment tends to have the least impact from these environmental conditions. Environment can also include the locality of operation and the clientele that will normally use the equipment.

Energy Efficiency Newer systems consume less energy, provide better control, and safer operation. Operating fixtures are beginning to use LED lamps that consume less energy and reduce overall fixture maintenance. Regenerative power is being provided on some systems that allow power to be fed back to the grid, thus reducing overall elevator energy costs to the building.

Design & Installation The engineering design and installation of the elevator incorporates strength and durability, operational and performance standards, professional craftsmanship, proper installation, and ease of maintenance and repairs.

Experiential Scoring *(removed in the 2024 matrix)* – Scoring based on the experience of riding the elevator with categories like Historical Elevator and Elevator Comfort Ride.

Weighted Scoring *(removed from the 2024 matrix)* – All building elevator groups were weighted using criteria including: Planned future improvements, Capital budget schedule, Building/vertical transportation impacts, Predesign efforts, and etc.

Planning staff with the Department of Enterprise Services revised the assumptions of this assessment in 2024 in response to concerns raised by building occupants and budget partners.

2024 Elevator Prioritization Matrix:

This matrix will inform capital budget request for 2025-2027 and will be updated annually for future requests.

Categories added:

Service Call Score This score is based on vendor-provided data around callbacks, repairs, and shutdowns for each elevator from 2021 to present.

Levels Served Score A comparative score based on the number of levels each elevator serves. Buildings with more levels received a higher score.

Age Score A score based on the last major upgrade to each elevator.

Entrapments The number of times passengers were entrapped in an elevator from 2015 to present.

Single Elevator Score Buildings with only one elevator present a greater risk to accessibility. Single elevator buildings are given a score of 4, and buildings with only 2 elevators are given a score of 2.

Scores are calculated on a 1-5 scale, with five being more urgent. Entrapments are an exception to this scale; entrapment numbers reflect the actual number of entrapments. Entrapment data are drawn from DES records 2016 – present and will be updated annually.

2019 Categories removed from the 2024 matrix:

Experiential Scoring These categories were removed to focus on data-driven scores.

Preventative Maintenance All elevators receive the same L&I inspections and required maintenance, making this score irrelevant.

Frequency of Use 2019 data was pre-pandemic. Elevator usage has changed and this score is now outdated.

Weighted Score This score was removed to focus on data-driven scores.

These changes were made to:

- Capture data on entrapment incidents and vendor repair data.
- Highlight the accessibility challenges with a single facility elevator.
- Support transparent, data-driven decisions.
- Update the current elevator conditions.
- Remove speculative views of the elevators.

Elevators in buildings forecast to be demolished, such as General Administration, have been removed from the prioritization assessment. Elevator repairs funded in prior capital budgets have been removed from the matrix.

Planning Considerations

Individual elevators within a shared bank should be modernized together, as they share critical components, such as call panels, control systems, machine rooms, fire systems, etc. When one elevator in a bank is updated, it will affect the controls, functionality, and building code requirements of the other elevators in the shared bank. Only updating one elevator within a bank will increase the costs over time. The impact on occupants is also reduced when a contractor can mobilize a crew, order and stage parts and materials, and bring in cranes and heavy equipment once.

The 2024 Priority Matrix groups banked elevators together to ensure they are each modernized at the same time to ensure proper functionality, meet code regulations, optimize cost-effectiveness, and reduce modernization timeframe impacts on the occupants of the facility.

2024 Elevator Assessment Matrix

Updated: 2024-March

Building Name	Elevator Number	Elevator Type	Code Compliance	Perf. & Operation	Envirn. Conditions	Energy Efficiency	Design & Installation	Levels Served Score	Age Score	Entrapments	Single Elevator Score	Total Score	Group
Old Cap	1	Passenger	4	4	5	4	2	3	4	4	2	34	Group
Old Cap	2	Passenger	4	4	5	4	2	3	4	2	2	31	Group
NRB	7	Passenger	4	5	4	4	3	5	3	2	2	33	Group
NRB	6	Passenger	4	5	4	4	3	5	3	0	2	31	Group
Highway Lic.	4	Freight	4	4	3	5	4	5	3	2	0	33	Group
Plaza Garage	2	Passenger	4	5	5	5	4	3	3	2	0	32	Group
NRB	1	Passenger	3	4	3	5	3	4	3	5	0	32	Group
NRB	2	Passenger	3	4	3	5	3	4	3	3	0	30	Group
NRB	3	Passenger	3	4	3	5	3	4	3	3	0	29	Group
NRB	4	Passenger	3	4	3	5	3	4	3	1	0	27	Group
Dolliver	1	Passenger	3	4	4	5	1	3	2	4	4	31	Group
NRB	5	Freight	3	4	3	5	3	5	3	2	0	30	Group
Cap Court	2	Passenger	4	4	5	5	2	3	4	0	2	30	Group
Plaza Garage	3	Passenger	4	5	5	5	4	3	3	0	0	30	Group
Archives	1	Passenger	3	4	5	5	1	2	2	1	4	28	Group
OB 2	5	Freight	3	3	5	5	4	3	4	1	0	28	Group
Cherberg	3	Freight	3	4	5	5	4	1	4	1	0	28	Group
Alaska	1	Passenger	3	3	4	5	1	1	5	0	4	27	Group
Yakima	1	Passenger	4	4	4	4	2	2	4	0	2	27	Group
Yakima	2	Passenger	4	4	4	4	2	2	4	0	2	27	Group
Cherberg	1	Passenger	3	3	3	3	2	3	2	2	0	26	Group
Cherberg	2	Passenger	3	3	3	3	2	3	2	1	0	21	Group
OB 2	6	Passenger	3	3	5	5	4	1	2	1	0	26	Group
OB 2	4	Freight	4	4	4	3	2	3	3	2	0	26	Group
Highway Lic.	1	Passenger	3	3	3	3	3	5	2	2	0	25	Group
Highway Lic.	2	Passenger	3	3	3	3	3	5	2	2	0	25	Group
Highway Lic.	3	Passenger	3	3	3	3	3	5	2	1	0	24	Group
OB 2	2	Passenger	4	4	4	4	2	3	3	1	0	25	Group
OB 2	3	Passenger	4	4	4	3	2	3	3	1	0	25	Group
OB 2	1	Passenger	4	4	4	3	2	3	3	0	0	24	Group
JLOB	2	Passenger	3	4	1	2	1	3	1	1	2	21	Group
JLOB	1	Passenger	3	4	1	2	1	3	1	1	2	21	Group
Gov's Mansion	1	Passenger	2	2	1	1	1	3	4	0	4	20	Group
Legislative	4	Passenger	1	2	2	2	2	3	2	3	0	20	Group
Legislative	3	Passenger	1	2	2	2	2	3	2	2	0	18	Group
Legislative	1	Passenger	1	2	2	2	2	3	2	0	0	16	Group
Legislative	2	Passenger	1	2	2	2	2	3	2	1	0	15	Group
Legislative	7	Passenger	1	2	2	2	2	2	2	2	0	15	Group



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES

WASHINGTON
STATE CAPITOL
**FACILITY
CONDITION
ASSESSMENT**



2023

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EXECUTIVE SUMMARY

INTRODUCTION

The Department of Enterprise Services (DES) commissioned a Facility Condition Assessment (FCA) and seismic evaluation of the Capitol Campus to guide long-term capital planning and ensure the safety and functionality of its facilities.

PROJECT OVERVIEW

The FCA was undertaken to establish a standardized approach to evaluate the physical and seismic conditions of the campus buildings. This project aims to create a consistent framework for future assessments, employing methodologies aligned with national best practices in facility condition assessments.

RECOMMENDATIONS

To effectively manage the Capitol Campus, DES should prioritize urgent repairs by evaluating the overall performance of buildings and systems.

Specifically, buildings with a *Facility Condition Index (FCI)* greater than 30% should be considered strong candidates for modernization or demolition.

Decision-making should integrate the FCI with assessments of deferred maintenance, seismic resilience, and anticipated building usage or programming forecasts. This comprehensive evaluation strategy ensures

that the FCI is not the sole criterion for modernization or extensive renovations, maintaining public health, safety, and the continuity of government operations.

FINDINGS

The assessment reveals significant maintenance and renewal costs across the Capitol Campus, with common issues including aging infrastructure and varying degrees of seismic vulnerability.

Key recommendations emphasize the need for immediate attention to the most severely compromised structures and integrating seismic improvements with broader renovation efforts.

DOCUMENT NAVIGATION

Please note this document contains terms included in the glossary. When found in the text, these terms are *italicized* to aid identification.

The appendix provides supplementary data and detailed analyses that support the report's conclusions. If you encounter unfamiliar terms or require more detailed explanations, refer to the glossary located at the end of the document.

INTRODUCTION

The Department of Enterprise Services (DES) manages the long-term planning and maintenance of the Capitol Campus. Historically, studies about the condition of campus buildings, including risk of damage during an earthquake, have been completed individually for specific projects.

There has been no regular comprehensive assessment process for the Capitol Campus, and existing studies use different methods, making it difficult to compare results and prioritize projects across the campus.

To address these data gaps for planning, in 2023, DES selected MENG Analysis to complete a comprehensive *Facility Condition Assessment (FCA)* of buildings and other infrastructure covering 3.6 M gross square feet across 29 buildings on the Capitol Campus.

DES will use the results to inform its long-term capital planning and decision-making.

The goal of the assessment was to:

Create a standard measure for comparing building needs by calculating *Facility Condition Index (FCI)* Scores for all buildings.

Prioritize and classify building system upgrades based on need, existing issues, remaining useful life, and recommended replacement timelines.

Assess physical barriers under the Americans with Disabilities Act Accessibility Guidelines.

Create a process for DES to self-perform these assessments regularly as part of ongoing capital planning.

In the report, the contractor recommended how to address each issue and noted which issues DES should address in the next four years, including severity, priority, and estimated pricing.

SEISMIC ASSESSMENT

The FCI score, as a general measure of building condition, is not the only benchmark necessary for capital planning. The Capitol Campus also has a high risk of *structural damage* during an earthquake, and various seismic evaluations over the years have been inconsistent in focus, detail, and methods used.

Under this study, the contractor completed seismic assessments of all buildings using a standard measure that assesses the probability of an earthquake and related score for how the building would perform during that event.

This critical data:

Identifies seismic vulnerabilities, structural weaknesses that may be

RECOMMENDATIONS

increased by earthquakes.

Prioritizes investments using risk and current condition to rank which buildings should receive seismic funding first.

The findings in this report are based on nationally recognized facility condition assessment approaches, methods, and best practices to evaluate the physical condition of structures. These assessments are a crucial tool for effective building maintenance and strategic investments.

The Facility Condition Assessment recommends that DES take the following actions to address existing issues and inform long-term campus management and planning.

Prioritize urgent repairs, considering the overall performance of buildings and systems: Buildings identified with an FCI greater than 30% should be considered strong candidates for modernization or disposal, depending on specific needs and conditions.

When determining the appropriate course of action - whether to repair, modernize, or demolish - DES must integrate the FCI with detailed assessments of deferred maintenance, seismic resilience, and anticipated building usage or programming forecasts.

It is critical to ensure that the FCI does not serve as the sole criterion for decisions regarding modernization or extensive renovations but rather as one part of a comprehensive evaluation strategy to guarantee public health, safety, and continuity of government operations.

Implement regular assessments: Conduct systematic facility assessments at least every five years, with annual reviews, to watch critical systems and ensure ongoing compliance with the ADA and other regulatory requirements.

Establish a seismic retrofit program: Implement a phased retrofit program to enhance structural resilience in Capitol Campus buildings, particularly those built before modern seismic codes, prioritizing buildings with high occupancy or essential services.

Improve data management systems: Invest in robust facility management software that supplies real-time data on the condition and performance of all assets, enhancing decision-making and operational efficiency.

Remove accessibility barriers across all facilities: Given the legal and functional importance of ADA compliance, conduct detailed assessments of accessibility in all buildings, especially public-facing facilities.

Prioritize modifications that address the most significant barriers to accessibility found during the FCA.

Develop a prioritized capital renewal schedule: Use the detailed cost and deficiency data to create a capital renewal schedule. Forecast budget for necessary renovations and replacements over a 30-year timeline, integrating seismic improvements.

Optimize energy systems in older buildings: For buildings like the Cherberg Building and Old Capitol Building, invest in modern, energy-efficient systems to replace outdated heating, ventilation, and

air conditioning (HVAC) systems.

Implement a divestment plan for underperforming properties:

Evaluate facilities with low use and high maintenance costs for potential sale, demolition, or development.

Establish preventative maintenance programs based on FCI ratings:

Implement a tiered maintenance strategy where buildings with an FCI rating of over 10% receive more frequent inspections and preventive maintenance.

SCOPE & METHODOLOGY

STANDARDIZED CRITERIA

To ensure consistency, the assessment team evaluated all buildings using pre-established, standardized criteria following American Society for Testing and Materials (ASTM) E2018 guidelines. Criteria included system age and observed conditions.

To prepare for the assessment, the team also reviewed:

- DES work order data.
- Floorplans.
- Historical reports.
- Previous ADA assessments.

MENG personnel and sub-consultants with specialty training conducted the physical condition assessment of the buildings and prepared the report, incorporating knowledge and expertise from campus maintenance, operations, and facility staff.

UNOBTUSIVE METHODS

To ensure the integrity and continuity of operations at the Capitol Campus, the assessment team employed unobtrusive data collection methods. This approach minimized disruptions and maintained safety while allowing for a thorough evaluation of the building conditions. The importance of using such methods lies in their ability to provide reliable data without affecting the daily functions of the facilities or compromising structural integrity.

The team collected data without intrusion, including:

- Relocating or removing materials.
- Exploratory probing.
- Using specialized protective clothing, or any special equipment like lifts or fall protection.

ROOF ACCESS AND ALTERNATIVE ASSESSMENT METHODS

Roof access was particularly challenging, and standard access methods were avoided to ensure safety:

Restrictions on Roof Access: The team did not access roofs that lacked built-in or secured access points, particularly avoiding pitched roofs.

Alternative Assessment Approaches: Assessed conditions from:

- Internal walk-throughs to inspect the condition from below.
- Observations from accessible higher elevations, when possible.
- Discussions with on-site staff who provided insights based on their experience and historical knowledge of the roofs.
- Existing DES documentation on the roof's age and reported issues.

BUILDING SYSTEMS EVALUATED

The assessment included a thorough evaluation of the following building systems:

Mechanical systems: Examined elements like condensers, boilers, heat pumps, air handlers, air compressors, cooling towers, temperature and humidity controls, and generators.

Plumbing systems: Focused on the assessment of water distribution systems and pumps.

Electrical systems: Examined the electrical panels, distribution systems, and fire protection mechanisms.

Building envelope: Evaluated the exterior walls, windows, doors, and roofing.

Structural components: Analyzed columns, beams, slabs, walls, and their interconnections for structural integrity.

UNIFORMAT II STANDARDS

The team used a classification standard called Uniformat II for building specifications. This framework categorizes building specifications using elements or major components common to most buildings instead of construction materials.

This method ensures that cost estimates are consistent over time and from project to project and reduces time and costs for evaluating alternatives at the early design stage.

It enhances project management and reporting at all facility life cycle stages - planning, programming, design, construction, operations, and disposal. The team worked with DES to customize

the assembly level data, known as Level 4 UniFormat, to create a detailed breakdown of building systems, improving the assessment.

ADA COMPLIANCE EVALUATION

The assessment included a visual inspection to find potential accessibility issues under ADA guidelines, supplying an initial understanding of any changes needed to ensure DES buildings are accessible.

ASSESSMENT PREPARATION

Pre-assessment activities

Preparation involved:

Establishing a shared document site.
Reviewing relevant facility documents.
Notifying property managers and building occupants.

Conducting security screenings.
Holding a kick-off meeting to define scope and establish communication protocols.

PILOT BUILDING ASSESSMENT

The consultants performed a pilot assessment at the Washington Building in Olympia to refine the team's onsite procedures, including:

- Standardized assessment practices.
- Coordinating building access.
- Documentation standards.

FACILITY CONDITION INDEX

The *Facility Condition Index (FCI)* is a ratio comparing maintenance and repair costs to the cost of replacing any building at current construction costs. The scale ranges from zero to greater than 30%, with the higher number being more expensive

to repair than replacing the building.

0% - 5% = Good
5% - 10% = Fair
10% - 30% = Poor
>30% = Critical

This standardized score allows DES to compare the condition of similar buildings to each other, establish target condition ratings, and prioritize needs.

DES can also use this data to see trends, comparing the outcomes of short-term, lower-budget repairs with mid-to-long-term, higher-cost rehabilitations and replacements. Larger projects often require more strategy and funding over a longer amount of time.

Operations and maintenance, repair, and minor rehabilitation can be used to extend asset and building lives, resulting in cost savings over the long-term, but only until operations and maintenance costs outweigh the capital investment in replacing an asset or building.

This strategy will be different for each building and informed by many factors, including utilization, public safety, and historic preservation.

SEISMIC RISK ASSESSMENT

Seismic safety codes change based on observations following an earthquake. The first seismic codes were developed in the 1970s when Western Washington was considered a low-risk zone; today, this area is known to be high-risk.

Most of our buildings were constructed under outdated standards, and many on the historic West Capitol Campus before seismic code existed.

The seismic risk assessment included:

- Initial review of construction drawings when available.
- Available construction and *as-built* drawings.
- Previous reports provided by DES.
- Standard building checklists (*ASCE 41-17*) to find common structural deficiencies in the building.

When drawings were not available or adequate, the team used field investigations and observations.

Field investigation to assess physical condition

- Site visits to look for general signs of *structural distress, differential settlement, or deterioration*.
- Review of structural concerns found in the building checklist.
- Second construction drawing review.
- Further evaluated drawings for structural concerns found in the initial review or field investigation.
- Note: This assessment did not include testing or selective demolition.

Structural report development

- Described vertical and lateral load-resisting systems - structural elements that strengthen the building to withstand weight and stress from outside elements like wind and earthquakes - for each building.
- Summarized observations of building condition, signs of structural distress, and *differential settlement*.
- Named structural concerns and summarized recommendations.

Building comparison and Scenario Loss Study development

- Used standard criteria (ST-RISK) to find current values for how much damage in dollars each building would receive in an earthquake, known as *Scenario Upper Loss (SUL)*.
- Developed future *Scenario Upper Loss (SUL)* values for the same facilities, with reasonable upgrades.
- Compared values between different facilities to find future renovation projects.

EVALUATION

In regions prone to earthquakes like ours, it's crucial to understand how buildings will perform in seismic events. This assessment follows standard American Society of Civil Engineers (ASCE) 41-17 guidelines. These guidelines help find building weaknesses that could be problematic during an earthquake and suggest ways to strengthen these structures.

The ASCE guidelines outline distinct levels of building performance during earthquakes, ranging from minimal damage to severe impacts with safety risks. While seismic performance looks at both structural and non-structural components like walls and fixtures, this study focuses specifically on structural elements.

ASCE 41-17 METHODOLOGY

Overview

The guidelines for building evaluations are the *ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildings*, which uses standard methods to find seismic deficiencies and supplies guidance for addressing them.

In assessing how well a building can handle an earthquake, we set a specific goal, known as a structural performance

objective, based on building type and location risk. This objective considers:

Seismic hazard level: The strength of an earthquake in the area where the building is located, based on geographical features and historical earthquake data.

Structural and non-structural performance levels: Levels that predict how different parts of the building will perform during an earthquake. "Structural" refers to the main supports of the building, like beams and columns. "Non-structural" refers to elements like walls, windows, and fixtures, which don't support the building but are still critical to its function and safety.

VARIED REQUIREMENTS

Each building has a specific goal that informs how much reinforcement a building might need to meet safety standards in an earthquake. This goal varies based on building use. For example, a hospital must be ready for use right after an earthquake, unlike a standard office building.

STRUCTURAL PERFORMANCE LEVELS

ASCE 41-17 defines six structural performance levels:

Immediate occupancy structural performance (S-1): This higher-level performance focuses on keeping building functionality after an earthquake.

It expects the building to keep running with little to no disruption in service. This level is used to design fire stations, hospitals, police stations, and other critical facilities.

Damage control structural performance (S-2): This performance level does not need to open at once but still has a pressing use need.

Life safety structural performance (S-3): At this level, after an earthquake the building will have damaged components but will continue to have a margin of safety before collapse.

The facility may be unusable after an earthquake, with a low overall risk of injury from *structural damage*.

Limited safety structural performance (S-4): This level will perform better during an earthquake, avoiding collapse, but is not safe enough to meet previous (S-3) level margins.

Collapse prevention structural Performance (S-5) (selected for this study): A low-performance level with severe damage to the building after a *moderate earthquake*.

The building is not strong against earthquakes, would have large *structural damage*, and be near collapse.

Structural performance not considered (S-6): This is the level used when the evaluation/retrofit does not address improving the building's structural performance during an earthquake.

TIER REVIEW

ASCE 41-17 defines three structural performance levels. After selecting a performance level, contractors selected the procedural tier review for the evaluation:

Tier 1 (selected for this study): A screening process using standard building checklists to find common structural

deficiencies for typical building types, typically a first step.

DES can either address the structural concern found by Tier 1 or perform a more detailed analysis outlined in Tiers 2 and 3.

Tier 2: A deficiency-based evaluation and renovation procedure. This method analyzes specific elements or areas within a building to decide if potential issues in a Tier 1 review require work.

Analysis of the entire building may not be necessary. This tier applies to both the evaluation and retrofit of a building.

Tier 3: A systematic evaluation and retrofit procedure that involves a computationally extensive approach to a complete facility analysis.

It considers the performance of the building as structural elements begin to yield — bend or move from use — also known as a non-linear analysis.

This tier applies to both the evaluation and retrofit of a building.

See Appendix A for a summary report of each building's seismic performance.

GEOLOGICAL CONDITIONS

The Capitol Campus is on a flat site created by filling in steep ravines, with steep slopes on the northwest and west edges of campus overlooking Capitol Lake. Due to these geological conditions, the soil below the buildings has many characteristics that may affect foundation support.

LIQUEFACTION

Soil liquefaction is when ground failure causes an otherwise solid soil to

temporarily act as a viscous liquid. It occurs in water-saturated, fine-grained soils like gravel, sand, silt, or a combination. Ground vibrations caused by earthquakes may trigger a liquefaction event, lowering the shear capacity — amount of stress the soil can take without failing — within the soil. In a liquefied state, the soil can no longer support building foundations.

The Capitol Campus is built on soils with low to moderate liquefaction potential according to liquefaction maps developed by the Federal Emergency Management Agency (FEMA) and the Washington Military Department Emergency Management Divisions. This type of soil requires site-specific geotechnical reports to find the specific conditions below the footprint of a building.

Foundation systems for Capitol Campus buildings vary due to construction era or site-specific geotechnical studies. Some use conventional foundations sitting at ground level, others have pilings or supports that extend below the ground to reach more sturdy soil.

Soil liquefaction has major impacts on how a building will perform during an earthquake. For a building with deep foundations, like piles, the building may be less damaged if liquefaction occurs, but a building with shallow foundations could be damaged beyond repair.

SLOPE STABILITY

The slopes near the Capitol Campus have natural and created geography. Earlier geotechnical studies note that some slopes are unstable because of the soils and how likely they are to fail when saturated by water, either from direct rainfall or runoff. Several instances of slope failure have

occurred over the years, some close to building structures.

UNKNOWN CONDITIONS

Due to the complex geotechnical conditions of the Capitol Campus, scores are based on available data and professional engineering judgment. DES should complete a geotechnical analysis with this study to assess unknown conditions across campus.

SEISMIC RISK ANALYSIS

The team completed a seismic risk analysis using industry standard ST-RISK software to create potential loss scenarios, factoring:

- Average time between earthquakes, called earthquake return periods.
- Site-specific hazards.
- Building construction.
- Building condition.

The analysis used the *Scenario Upper Loss (SUL)* model to estimate the highest cost for damage repairs, using a 475-year return period to balance preparing for a rare event with practical budget needs.

SCENARIO UPPER LOSS (SUL)

Scenario Upper Loss (SUL) is a risk management tool used to find the highest cost for repairing a building after a *major earthquake*.

The SUL calculates this budget as a percentage of the building's value. For example, if a building is worth \$100 and the SUL is 10%, up to \$10 can be set aside for repairs after that specific type of earthquake. The approach helps DES compare risk across all buildings.

475-YEAR RETURN PERIOD

The team chose a *major earthquake* with a 475-year return period because it is a common performance target for balancing severe but rare seismic events with engineering and economic resources.

A 475-year return period results in a 10% chance that a *major earthquake* will happen in 50 years, the lifespan of many buildings. By following this standard, building owners can make sure buildings can survive an expected earthquake without being too expensive to build.

COMPARISON SUL VALUES

The key benefit of these seismic studies is comparing different facilities and construction trends and considering current SUL values compared to potential values after reasonable upgrades. In other words, how the benefits of seismic upgrades outweigh the costs.

The current recommendations make improvements, but do not replace, the interior framing of buildings. While those major seismic renovations to replace materials with those required under modern code would increase SUL values, active use and historic preservation considerations may make those options unfeasible.

The change between current and potential SULs varies dramatically across campus:

Large current and potential SUL: Has deficiencies that are hard to fix with reasonable improvements and would require major renovations to improve their performance.

Large current SUL and significantly lower potential SUL: Has deficiencies that can be fixed and would significantly improve how the building would perform in a seismic event.

Low current SUL, unchanged potential SUL: Has minimal or no identified deficiencies.

Note: Even new buildings that meet the current seismic code will still have an SUL value for damage from a large earthquake. Seismic measures reduce damage but cannot prevent all of it.

The location of the building significantly affects the SUL score. For instance, Yakima is at lower risk for a large earthquake than Olympia. The same building in each of these locations will score differently. This impact also varies within different areas of Puget Sound. The SUL is based on site-specific faults, recurrence intervals, the depth of the known faults, and other site-specific parameters.

SEISMIC SUMMARY

The buildings studied vary significantly in age and type of construction. Original construction began in the early 1900s and has continued over the decades. Many of the older facilities have undergone seismic renovations, either partial or complete. Most of these renovations occurred over twenty years ago, and changes in building codes related to seismic design may call for more upgrades.

The buildings are in good repair and have performed well over the years. Observed deterioration was minimal and localized. Individual facility reports note more extensive deterioration.

COST ESTIMATES

An independent team of cost estimators evaluated the costs associated with addressing found issues and developed models for forecasting long-term maintenance costs for buildings.

The cost estimates are for planning purposes only as a general cost target for our buildings.

Budgeting for specific projects requires further analysis and may change based on market conditions. Estimating costs for the Capitol Campus is challenging due to the long and poorly documented history of construction. Unforeseen conditions discovered during construction can increase costs.

Finally, cost estimates presented here do not include seismic improvements, which vary significantly across buildings and require specific design context for accuracy.

MARKUPS ON CONSTRUCTION COSTS

The model adds markups to a project's direct construction costs to get a correct estimate of its total cost. Some are legally required under the GC/CM (General Contractor/Construction Manager) project delivery and contracting method, which is the preferred method for Capitol Campus projects.

Other markups are specific to the unique conditions of the Capitol Campus and the internal operational costs of the Department of Enterprise Services.

GC/CM DELIVERY METHOD

The study assumes the use of the GC/CM delivery method for all cost estimates, which is preferred for campus projects due to the early involvement of contractors in the design stages. This early involvement is critical for understanding the complexities of scope in a dynamic campus environment.

FIRST-TIER MARKUPS:

Subcontractor bonding: Legally required under GC/CM and considered good business practice.

Design contingency: Covers added construction costs that come up during design; does not cover changes to project scope or intent.

GC/CM risk contingency: Legally required under GC/CM to manage bid buyout risks; may also cover certain change orders if agreed upon.

Specified general conditions and negotiated support services: These include costs for project supervision, temporary equipment like lifts, scaffolding, and temporary construction.

Contracted fee amount: Includes certain insurance costs, and business and occupation taxes.

Builder's risk insurance: Covers various risks during the construction phase.

Preconstruction services: Costs for the general contractor's involvement during the design phase.

SECOND-TIER MARKUPS:

Additional allowances include:

- DES finance fees.
- Support for DES maintenance staff (B&G).
- Discovery/hazardous materials management.
- Historical and archaeological measures.
- Permits, signage, access badges for contractors, advertisements, and parking.

THIRD-TIER MARKUPS:

This includes:

- Design fees.
- Site development.
- Furniture, Fixtures, and Equipment (FF&E), moving, and storage.
- Project contingency.
- Sales tax.

BASIS OF COSTS

Cost estimates are based on current and recent market conditions, adjusted for each building project. Marketplace per-square-foot costs are modified for differences in quantity, quality, location, and other specific factors.

Actual costs will vary depending on the type and design of suggested project, quality of materials and installation,

building system selected, field conditions, phasing, market conditions, and bid structure.

ON-CAMPUS COST CONSIDERATIONS

Several factors drive the historically higher design and construction costs on the Capitol Campus:

- Established campus standards exceed general marketplace norms.
- The complexity of construction needed for active buildings which demands advanced capabilities from contractors.
- Constraints from ongoing campus activities, building occupancy, and operational restrictions.
- Unforeseen conditions discovered during construction.

REPRESENTATIVE MODEL APPROACH TO CAPITAL RENEWAL FORECASTS

The assessment calculates the *current replacement value (CRV)* and *capital renewal forecast (CRF)* for each facility using a per-square-foot cost model. These values serve as general targets for planning and are not specific to individual facilities.

ASSESSMENT FINDINGS

DES' building portfolio average *Facility Condition Index (FCI)* is 20%, or "poor." 16 facilities rated poor or critical of the 29 sites assessed.

As a ratio of building repair costs versus building replacement costs, some building repair costs are more than building replacement costs, indicated by an FCI of 30% or "critical." Buildings with FCIs higher than 30% are strong candidates for

FINDINGS

modernization or demolition.

DES must consider the FCI in context with specific deferred maintenance, seismic condition, and building use or programming forecasts when deciding whether to repair, modernize, or demolish a building.

The *facility condition index* score should never be the sole measure of modernization or large-scale renovation.

DES should coordinate seismic improvements with large modernizations to reduce public impacts and disruptions of government operations and save significant funds.

Over 3,600 building components were assessed, photographed, and documented, including 951 HVAC and 901 electrical systems, among others. The assessment gathered the installation year, serial and model number, description, location, and photographs of each component. The assessment team also documented 177 accessibility barriers across 29 buildings and completed seismic evaluations of 28 buildings, excluding the Heritage Park restrooms.

The following tables broadly summarize the findings. These tables provide insights into the *Facility Condition Index (FCI)*, *Scenario Upper Loss (SUL)* values, cost estimates, and cost per square foot for buildings on the Capitol Campus. Condition data for individual sites is in the last section of this document. Individual seismic assessments are found in Appendix A.

The Facility Condition Index (FCI)

is a critical metric used to evaluate the cost of necessary repairs relative to the total replacement value of each building. A higher FCI indicates a greater need for repairs compared to the building's replacement cost, suggesting that maintenance is becoming disproportionately expensive. For instance, 721 Columbia is noted for its high FCI of 124%, indicating severe structural deficiencies that could be more costly to repair than to replace the building.

The Scenario Upper Loss (SUL)

metrics, which include both current and potential values, assess the financial impact of seismic events before and after proposed upgrades. These values help in understanding the vulnerability of buildings to earthquakes and the

effectiveness of potential seismic improvements. For example, the Transportation Building shows a current and potential SUL of 15%, indicating that seismic upgrades would not significantly change the risk associated with an earthquake.

The interaction between FCI, current SUL, and potential SUL is crucial for making informed decisions about whether to modernize or prioritize investments. Buildings with high FCIs and high current SULs but significantly lower potential SULs are prime candidates for seismic improvements, as these can greatly reduce potential losses and enhance safety.

Conversely, buildings with minimal differences between current and potential SULs, despite a high FCI, may require different interventions or even replacement, depending on their strategic importance and usage forecasts. This comprehensive approach ensures that investment decisions are not only economically prudent but also enhance the safety and functionality of the Capitol Campus facilities.

Cost Summary and Cost per Square Foot

tables provide detailed breakdowns of expenses related to addressing building deficiencies. These costs are categorized into currently critical, potentially critical, and necessary but not yet critical, along with forecasts for the next 10 and 30 years. Additionally, the cost per square foot data offers insights into the economic efficiency of repairs or upgrades, highlighting buildings like 721 Columbia with a high deficiency cost per square foot, suggesting an urgent need for intervention.

TABLE 1 - BUILDING PORTFOLIO BY CONDITION AND SEISMIC READINESS

Facility Name	Year Built	FCI	Current SUL	Potential SUL	Potential Benefit
721 Columbia	1967	124%	4%	3%	1%
Washington Building	1953	63%	22%	15%	7%
Columbia Garage	1971	45%	11%	8%	3%
Tumwater Modular	1980	39%	6%	6%	0%
Union	1956	38%	25%	16%	9%
Powerhouse	1920	35%	54%	53%	1%
Transportation	1971	28%	15%	15%	0%
Plaza Garage	1973	19%	7%	6%	1%
Kelso	1981	17%	2%	2%	0%
Old Capitol	1892	17%	26%	14%	12%
Office Building 2	1975	16%	10%	8%	2%
Yakima	1986	15%	4%	4%	0%
Perry St Child Care	1950	14%	4%	4%	0%
Isabella Bush	1992	14%	4%	2%	2%
Isabella Bush Add'n	2001	14%	8%	7%	1%
Alaska Street	1957	13%	12%	7%	5%
Capitol Court	1930	8%	15%	12%	3%
Dolliver	1914	6%	24%	13%	11%
Natural Resources	1992	6%	6%	6%	0%
Capitol Child Care	2021	6%	2%	2%	0%
Mansion	1907	6%	9%	7%	2%
Highway License	1962	4%	9%	7%	2%
Legislative	1928	4%	23%	18%	5%
Archives	1964	4%	7%	7%	0%
Insurance	1921	4%	15%	13%	2%
Cherberg	1937	3%	10%	8%	2%
Temple of Justice	1919	3%	24%	17%	7%
O'Brien	1940	2%	10%	7%	3%
Helen Sommers	2017	1%	4%	4%	0%

FACILITY CONDITION INDEX (FCI) SUMMARY

The Facility Condition Index (FCI) quantifies the relative cost of needed maintenance and repairs compared to the total replacement value of each building. For example, 721 Columbia has an FCI of 124%, indicating that the cost of repairs significantly exceeds the cost of replacement, signaling critical issues.

Alongside FCI, the *Current Scenario Upper Loss (SUL)* and Potential SUL are assessed to understand the economic impact of seismic events both before and after potential upgrades. For instance, the Transportation Building shows a current SUL of 15% with no change in the potential SUL, suggesting that seismic upgrades may not significantly alter the financial risk of earthquake damage for this building.

TABLE 2 - ESTIMATED DEFICIENCY AND REPAIR COSTS

Facility Name	Currently Critical Total	Potentially Critical Deficiency Total	Necessary But Not Yet Critical Deficiency Total	10-Year Forecast	30-Year Forecast
721 Columbia	\$2,207,000	\$721,000	\$51,000	\$1,439,926	\$2,567,252
Washington Building	\$6,239,000	\$2,598,000	\$37,000	\$9,806,263	\$35,724,925
Columbia Garage	\$3,714,000	\$999,000	\$2,855,000	\$2,559,868	\$7,007,638
Tumwater Modular	\$11,291,000	\$6,509,000	\$2,513,000	\$42,311,662	\$166,829,543
Union	\$2,678,000	\$1,814,000	\$71,000	\$6,736,883	\$28,394,842
Powerhouse	\$589,000	\$1,594,000	\$167,000	\$1,759,909	\$12,649,193
Transportation	\$27,846,000	\$9,595,000	\$17,258,000	\$131,850,425	\$353,606,363
Plaza Garage	\$21,870,000	\$31,036,000	\$2,437,000	\$54,574,414	\$162,903,591
Kelso	\$1,067,000	\$3,420,000	\$3,259,000	\$22,206,854	\$106,246,824
Old Capitol	\$17,987,000	\$13,453,000	\$8,578,000	\$255,624,959	\$706,311,850
Office Building 2	\$5,600,000	\$11,866,000	\$37,702,000	\$57,176,126	\$867,802,592
Yakima	\$2,622,000	\$4,327,000	\$5,070,000	\$14,322,953	\$158,118,608
Perry St Child Care	\$262,000	\$274,000	\$299,000	\$137,839	\$6,872,261
Isabella Bush	\$76,000	\$3,981,000	\$30,000	\$19,612,526	\$84,414,104
Alaska Street	\$2,288,000	\$27,000	\$788,000	\$7,509,766	\$50,887,220
Capitol Court	\$3,352,000	\$822,000	\$159,000	\$39,471,193	\$138,122,101
Dolliver	\$2,036,000	\$2,187,000	\$143,000	\$13,542,686	\$99,920,996
Natural Resources	\$5,932,000	\$15,785,000	\$601,000	\$98,166,010	\$850,759,779
Capitol Child Care	\$68,000	\$82,000	\$192,000	\$364,289	\$6,168,297
Mansion	\$1,589,000	\$1,004,000	\$305,000	\$21,628,422	\$85,366,671
Highway License	\$3,350,000	\$4,656,000	\$3,796,000	\$22,957,854	\$389,577,430
Legislative	\$16,810,000	\$12,251,000	\$7,258,000	\$391,886,234	\$1,767,066,944
Archives	\$809,000	\$727,000	\$441,000	\$39,389,967	\$145,826,319
Insurance	\$1,404,000	\$4,248,000	\$216,000	\$110,785,666	\$445,985,595
Cherberg	\$5,252,000	\$757,000	\$309,000	\$66,573,794	\$357,652,924
Temple of Justice	\$5,332,000	\$3,906,000	\$1,500,000	\$50,970,908	\$128,973,035
O'Brien	\$2,549,000	\$234,000	\$476,000	\$6,926,412	\$209,392,269
Helen Sommers	\$ -	\$160,000	\$999,000	\$14,916,153	\$369,118,178
Total	\$154,819,000	\$139,033,000	\$97,510,000	\$1,505,209,961	\$7,744,267,344

COST SUMMARY

This table categorizes costs into currently critical, potentially critical, and necessary but not yet critical deficiencies, along with forecasts for the next 10 and 30 years. For instance, the Columbia Garage shows a

current critical cost of \$3,714,000 with a long-term 30-year forecast cost of \$7,007,638. These figures provide a clear financial picture to aid in prioritizing renovations or replacements based on urgency and impact.

FINDINGS SUMMARY

TABLE 3 - DEFICIENCY COST PER SQUARE FOOT

Facility Name	GSF	Total Deficiency Cost	Deficiency Cost per SF
721 Columbia	3,169	\$2,979,510	\$940
Washington Building	14,580	\$8,874,415	\$609
Union	12,900	\$4,562,320	\$354
Old Capitol	120,500	\$40,017,504	\$332
Transportation	204,053	\$54,699,014	\$268
Powerhouse	10,000	\$2,350,476	\$235
Tumwater Modular	97,600	\$20,313,044	\$208
Dolliver	23,385	\$4,366,426	\$187
Office Building 2	379,204	\$55,167,897	\$145
Legislative	255,564	\$36,319,642	\$142
Mansion	21,400	\$2,898,841	\$135
Alaska Street	23,293	\$3,102,753	\$133
Kelso	60,585	\$7,746,000	\$128
Temple of Justice	85,900	\$10,738,480	\$125
Yakima	99,000	\$12,018,420	\$121
Perry Street Child Care	7,138	\$835,086	\$117
Columbia Garage	71,000	\$7,568,220	\$107
Capitol Court	45,142	\$4,333,424	\$96
Insurance	65,502	\$5,868,437	\$90
Isabella Bush	47,200	\$4,086,288	\$87
Plaza Garage	846,100	\$55,342,177	\$65
Cherberg	100,377	\$6,317,567	\$63
Highway License	193,900	\$11,802,807	\$61
Natural Resources	387,558	\$22,317,283	\$58
Archives	51,317	\$1,976,113	\$39
Capitol Child Care Center	9,593	\$342,215	\$36
O'Brien	100,700	\$3,258,847	\$32
Helen Sommers	233,833	\$1,159,227	\$5

COST PER SQUARE FOOT SUMMARY

The cost per square foot summary details the financial impact of deficiencies relative to the size of each facility, offering a direct measure of cost effectiveness in addressing facility needs. For example, 721 Columbia displays a high deficiency cost per square foot of \$940, reflecting significant investment needs relative

to its size, which might influence decisions on whether to continue maintaining or replace the building.

The data above suggest specific recommendations for the maintenance, modernization, or potential demolition of buildings, ensuring optimal investment in campus infrastructure while maintaining public safety and operational continuity.

721 Columbia emerges as a particularly urgent case, displaying an FCI of 124%, indicating that the cost of necessary repairs far exceeds its replacement value. This significant discrepancy suggests that demolition might be more cost-effective than ongoing maintenance. In contrast, the Washington Building, with an FCI of 63% and a current SUL of 22%, is another ideal candidate for demolition.

For Office Building 2, which shows a lower FCI of 16% and a moderate decrease in SUL from 10% to 8%, targeted seismic improvements are recommended. These should be designed to enhance safety efficiently, taking into account the building's current usage and future needs without extensive overhauls.

Accessibility improvements should focus on the agency's most public buildings, especially the Legislative, O'Brien, and Cherberg Buildings. It is essential to ensure that all renovations adhere to ADA standards, removing barriers to accessibility and enhancing the overall user experience.

Energy System Optimization in buildings

like the Old Capitol and Cherberg Building is another priority. By upgrading to modern, efficient HVAC systems, DES can reduce operational costs significantly and align with state energy-reduction goals.

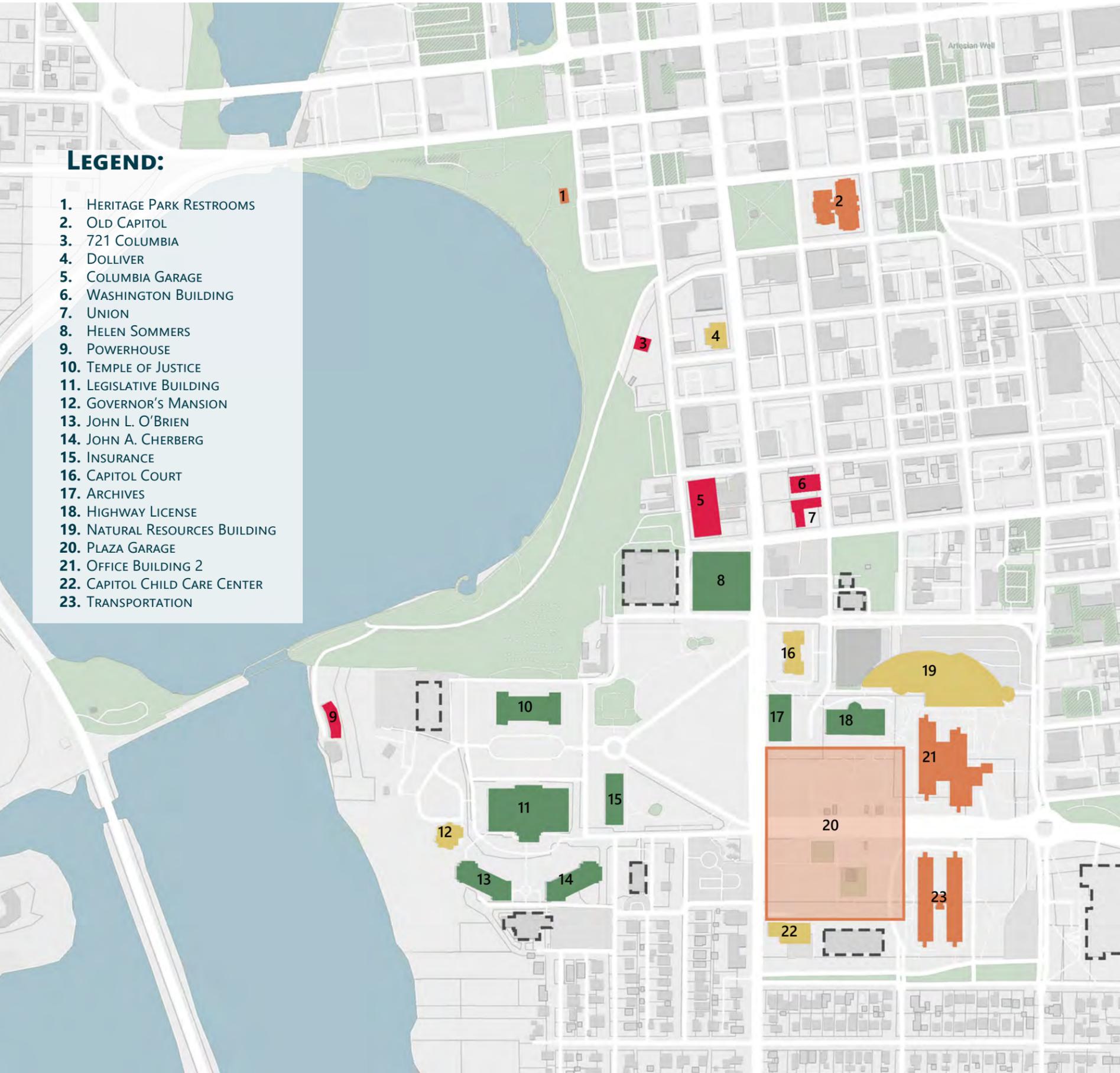
Divestment and reallocation should be considered for properties such as 721 Columbia, where low strategic value and high maintenance costs may make divestment a more viable option than continued investment.

Finally, a Preventative Maintenance Program based on FCI ratings should be established, particularly for buildings like Office Building 2 and the Plaza Garage, ensuring more frequent inspections and maintenance to manage deterioration effectively and prevent future issues.

CAMPUS MAP

LEGEND:

1. HERITAGE PARK RESTROOMS
2. OLD CAPITOL
3. 721 COLUMBIA
4. DOLLIVER
5. COLUMBIA GARAGE
6. WASHINGTON BUILDING
7. UNION
8. HELEN SOMMERS
9. POWERHOUSE
10. TEMPLE OF JUSTICE
11. LEGISLATIVE BUILDING
12. GOVERNOR'S MANSION
13. JOHN L. O'BRIEN
14. JOHN A. CHERBERG
15. INSURANCE
16. CAPITOL COURT
17. ARCHIVES
18. HIGHWAY LICENSE
19. NATURAL RESOURCES BUILDING
20. PLAZA GARAGE
21. OFFICE BUILDING 2
22. CAPITOL CHILD CARE CENTER
23. TRANSPORTATION



SATELLITE BUILDINGS



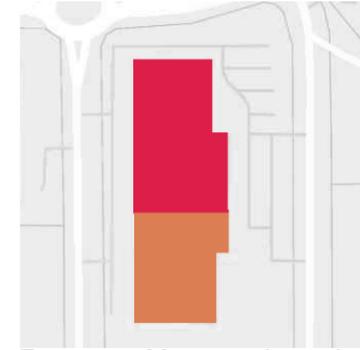
ALASKA STREET



KELSO



YAKIMA



TUMWATER MODULAR (ABOVE)
ISABELLA BUSH (BELOW)



PERRY ST. CHILD CARE CENTER



BUILDINGS NOT IN
SCOPE

FCI	Description
01% – 05%	Good
>05% – 10%	Fair
>10% - 30%	Poor
>30%	Critical



WEST CAMPUS

NUMBER OF BUILDINGS: 8

SQUARE FOOTAGE: 873,276

OLDEST BUILDING: 1907

NEWEST BUILDING: 2017

7%
FCI
Fair

\$69
MILLION
REPAIR COST

\$103
AVE. COST PER SF

CONDITION SUMMARY

The West Campus showcases buildings across the spectrum of condition ratings, from poor to excellent. The Powerhouse stands out with a high FCI of 35%, indicating poor condition and significant need for repairs or potential replacement. In contrast, buildings like Helen Sommers, which have a very low FCI of 1%, are in excellent condition.

Many buildings, such as the Temple of Justice and Legislative Building, are historically significant and have FCIs that indicate good conditions, suggesting successful ongoing maintenance and preservation efforts.

ID	Facility Name	Year Built	GSF	FCI
7	Powerhouse	1920	10,000	35%
6	Mansion	1907	21,400	6%
1	Legislative	1928	255,564	4%
4	Insurance	1921	65,502	4%
5	Cherberg	1937	100,377	3%
2	Temple of Justice	1919	85,900	3%
3	O'Brien	1940	100,700	2%
8	Helen Sommers	2017	233,833	1%

SCENARIO UPPER LOSS (SUL)

West Campus buildings exhibit a range of seismic vulnerabilities, with several historic buildings showing a critical need for upgrades to mitigate potential losses.

The Powerhouse stands out with a high current SUL of 54%, reflecting significant

vulnerability to seismic damage. Other buildings, like the Temple of Justice and Legislative Building, show moderate current SULs (24% and 23%, respectively) and better potential benefits from upgrades, suggesting a more cost-effective approach to risk reduction.

ID	Facility Name	Current SUL	Potential Benefit	Potential SUL
7	Powerhouse	54%	1%	53%
6	Temple of Justice	24%	7%	17%
1	Legislative	23%	5%	18%
4	Insurance	15%	2%	13%
5	Cherberg	10%	2%	8%
2	O'Brien	10%	3%	7%
3	Mansion	9%	2%	7%
8	Helen Sommers	4%	0%	4%

DEFICIENCY SUMMARY

The West Campus exhibits a significant variation in repair costs and urgency, with some buildings like the Powerhouse and the Legislative Building facing high total repair costs and substantial deficiencies. The cost per square foot is also relatively

high, reflecting the historical significance and complex maintenance requirements of these buildings.

ID	Facility Name	Currently Critical Deficiency Total	Potentially Critical Deficiency Total	Necessary But Not Yet Critical Deficiency Total	Total Repair Cost	Cost per SF
7	Powerhouse	\$589,000	\$1,594,000	\$167,000	\$2,350,000	\$235
6	Legislative	\$16,810,000	\$12,251,000	\$7,258,000	\$36,319,000	\$142
1	Mansion	\$1,589,000	\$1,004,000	\$305,000	\$2,898,000	\$135
4	Temple of Justice	\$5,332,000	\$3,906,000	\$1,500,000	\$10,738,000	\$125
5	Insurance	\$1,404,000	\$4,248,000	\$216,000	\$5,868,000	\$90
2	Cherberg	\$5,252,000	\$757,000	\$309,000	\$6,313,000	\$63
3	O'Brien	\$2,549,000	\$234,000	\$476,000	\$3,259,000	\$32
8	Helen Sommers	\$-	\$160,000	\$999,000	\$1,159,000	\$5



CHERBERG

ADDRESS: 304 15TH AVE. SW,
OLYMPIA, WA 98501

SQUARE FOOTAGE: 100,377 SF

DATE CONSTRUCTED: 1937

3%
FCI
Good

\$6.3
Million
Repair Cost

\$63
COST PER SF

4 8 27

COST SUMMARY:

- 4 Critical Components: \$5,252,000
- 8 Potentially Critical Components: \$757,000
- 27 Not Yet Critical Components: \$309,000
- Total (2023-2029): \$6,318,000

CAPITAL NEEDS:

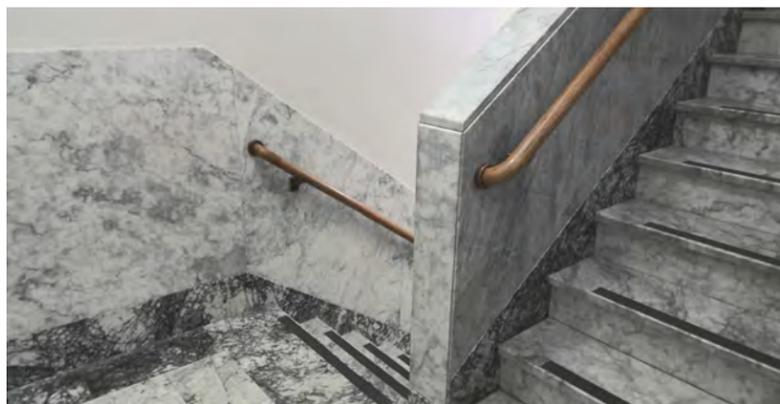
- 10-Year Forecast: \$66,574,000
- 30-Year Forecast: \$357,653,000

ADA BARRIERS:

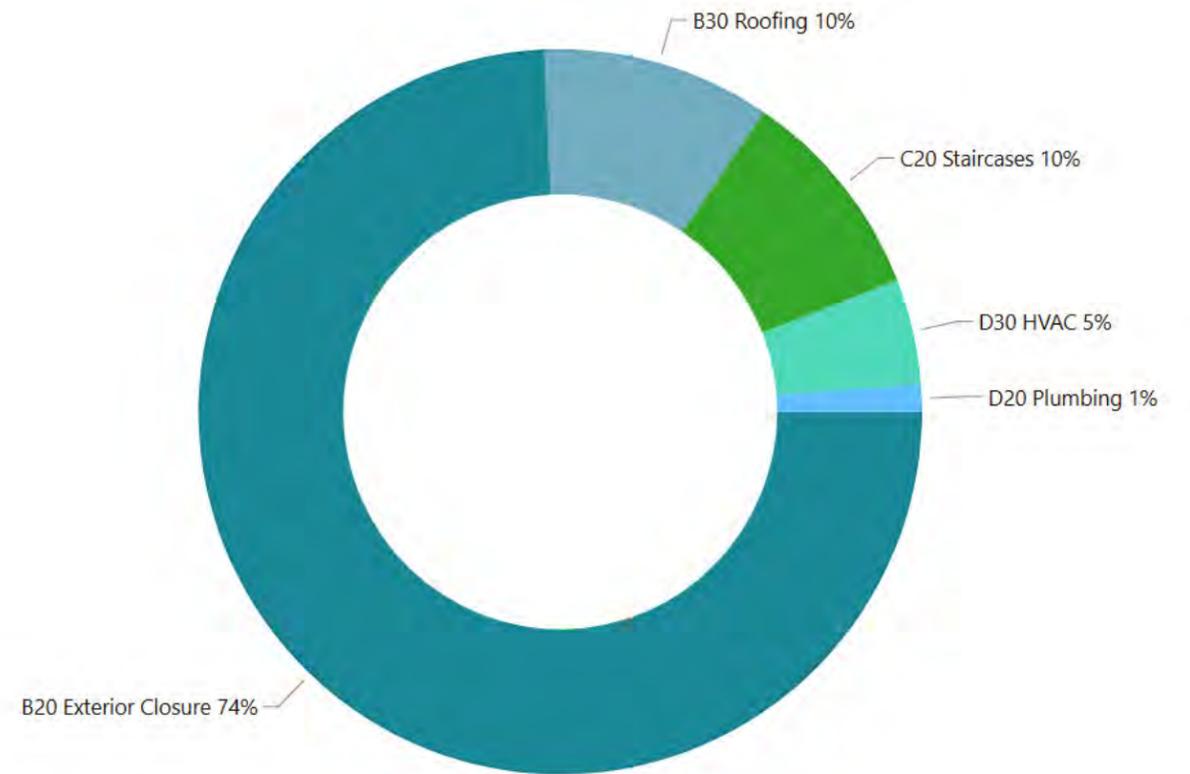
- ADA Barriers Count: 2
- Repair Cost: \$601,000

CRITICAL ISSUES:

- Stair handrail needs extensions at the top and bottom to be ADA compliant.
- Single pane glazing at windows and exterior doors.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 10%
- Potential SUL:** 8%

The Cherberg Building is a 90-year-old facility that had seismic upgrades installed twenty years ago. The upgrades appear significant, with new concrete *shear walls* throughout. The building appears to be in sound condition. There are no outward signs of significant structural distress, structural deterioration, or *differential settlement*.

Deficiencies include *unreinforced masonry walls* that could result in a falling hazard during a seismic event, exterior cladding not anchored to the building, and issues with vertical building *drift*.

Recommendations include reinforcing masonry walls, provide additional connections between cladding panels and the backup wall, modifying connections to allow for *drift*.



GOVERNOR'S MANSION

ADDRESS: 501 13TH AVE SW
OLYMPIA, WA 98504

SQUARE FOOTAGE: 21,400 SF

DATE CONSTRUCTED: 1907

6%
FCI
Fair

\$2.8
Million
Repair Cost

\$135
COST PER SF

12 19 45

COST SUMMARY:

- 12 Critical Components: \$1,589,000
- 19 Potentially Critical Components: \$1,004,000
- 45 Not Yet Critical Components: \$305,000
- Total (2023-2029): \$2,898,000

CAPITAL NEEDS:

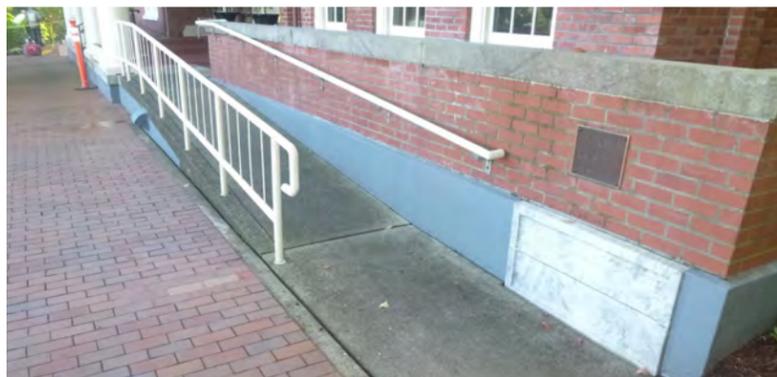
- 10-Year Forecast: \$21,629,000
- 30-Year Forecast: \$85,367,000

ADA BARRIERS:

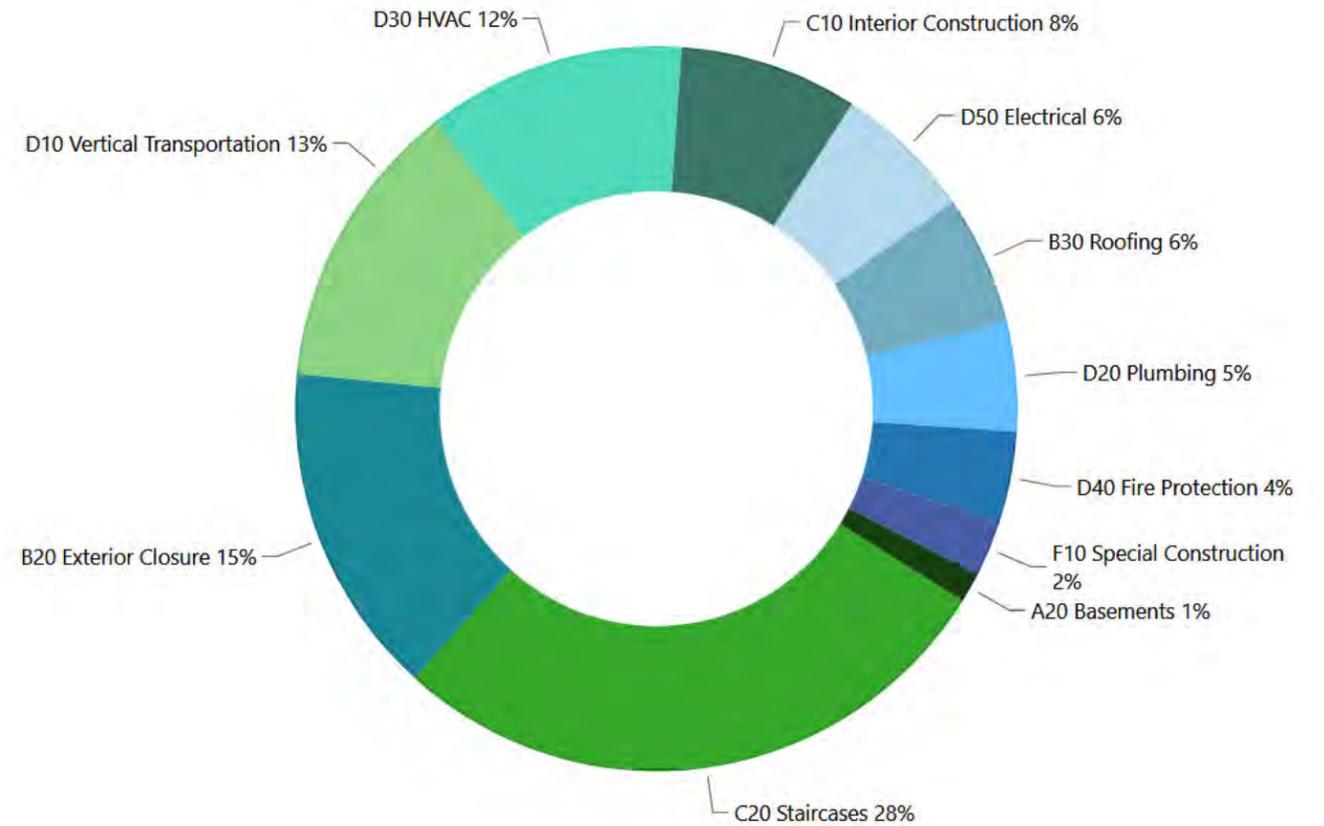
- ADA Barriers Count: 9
- Repair Cost: \$1,483,000

CRITICAL ISSUES:

- No sump pump in the basement.
- No emergency exit lighting or illuminated exit signs.
- ADA issues at entry ramp stair handrails, restroom, elevator and more.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL: 9%
- Potential SUL: 7%

The Governor's Mansion is a 115-year-old building that had seismic upgrades installed 20 years ago. While the upgrades improve how the building will perform in a seismic event, it was voluntary so some deficiencies remain.

Deficiencies include existing *shear walls* are not continuous to the foundation, insufficient existing *shear walls*, and a potential lack of masonry veneer ties.

Recommendations include providing additional *shear walls*, sheathing the roof/ floor decking, and field verifying existing veneer anchorage.



HELEN SOMMERS

ADDRESS: 106 11TH AVE SW,
OLYMPIA, WA 98501

SQUARE FOOTAGE: 233,833 SF

DATE CONSTRUCTED: 2017

1%
FCI
Good

\$1.1
Million
Repair Cost

\$5
COST PER SF

2 21

COST SUMMARY:

- 0 Critical Components: \$0
- 2 Potentially Critical Components: \$160,000
- 21 Not Yet Critical Components: \$999,000
- Total (2023-2029): \$1,159,000

CAPITAL NEEDS:

- 10-Year Forecast: \$14,917,000
- 30-Year Forecast: \$369,119,000

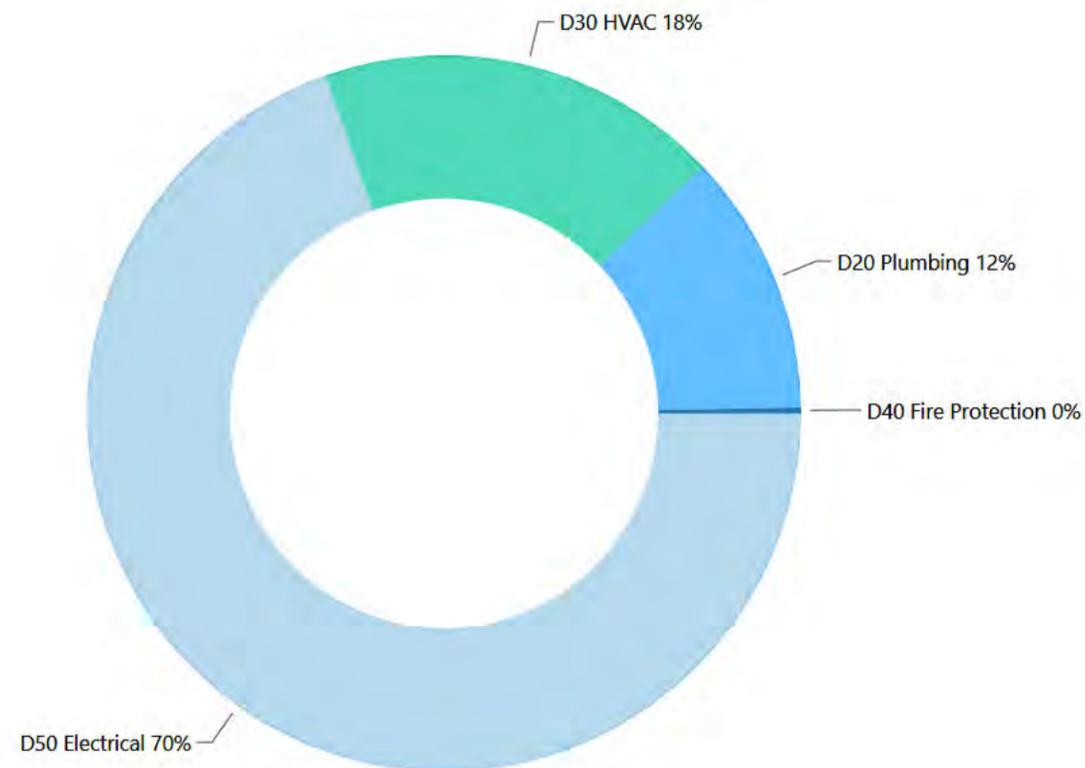
ADA BARRIERS:

- ADA Barriers Count: 0
- Repair Cost: \$0

CRITICAL ISSUES:

None.

BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 4%
- Potential SUL:** 4%

The Helen Sommers Building is a new facility, built in 2015. It's a concrete and steel framing system that meets the intent of current codes, and accordingly has no noted deficiencies.



INSURANCE BUILDING

ADDRESS: 302 SID SNYDER AVE SE, OLYMPIA, WA 98501

SQUARE FOOTAGE: 65,502 SF

DATE CONSTRUCTED: 1921

4% FCI Good

\$5.8 Million Repair Cost

\$90 COST PER SF

14 24 37

COST SUMMARY:

- 14 Critical Components: \$1,404,000
- 24 Potentially Critical Components: \$4,248,000
- 37 Not Yet Critical Components: \$216,000
- Total (2023-2029): \$5,868,000

CAPITAL NEEDS:

- 10-Year Forecast: \$110,786,000
- 30-Year Forecast: \$445,986,000

ADA BARRIERS:

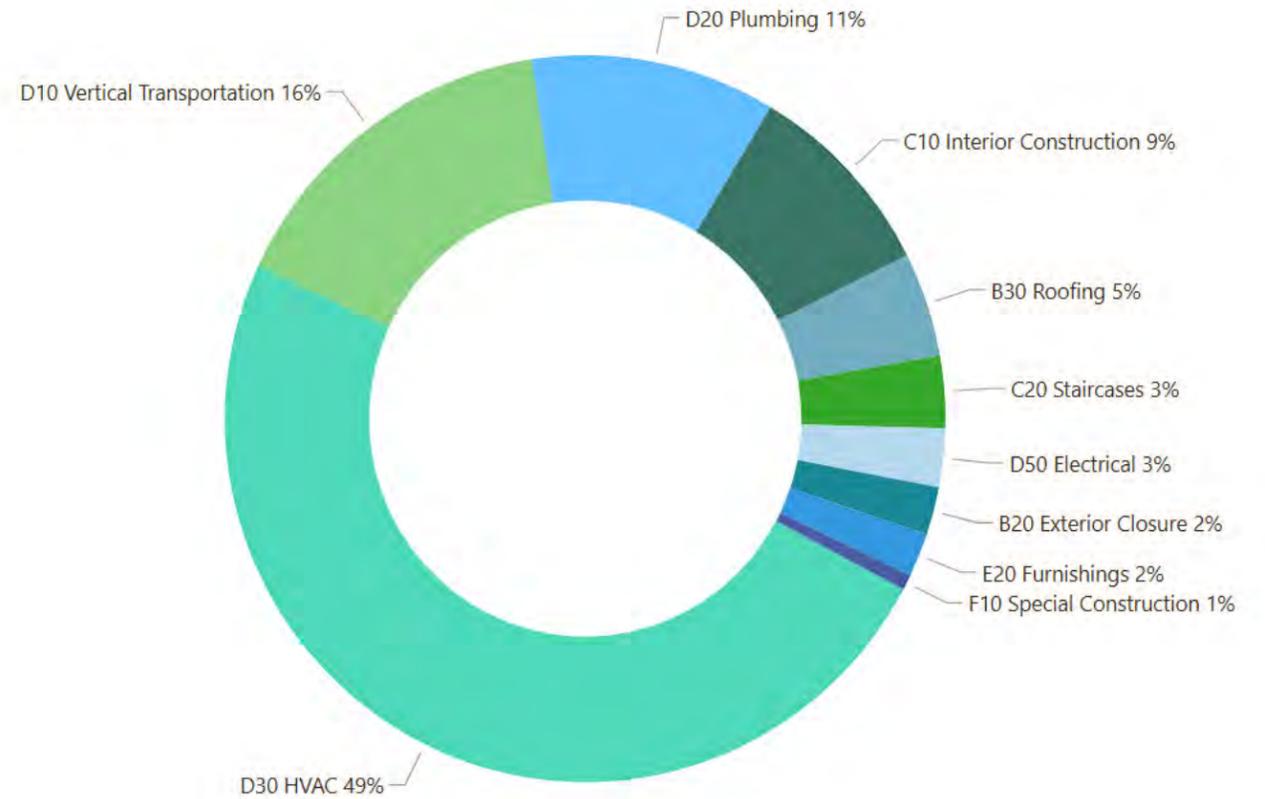
- ADA Barriers Count: 6
- Repair Cost: \$850,000

CRITICAL ISSUES:

- Single pane windows.
- Various ADA issues at guardrails, grab bars, and stair railing.
- Fuel oil fill vault is filled with water.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 15%
Potential SUL: 13%

The Insurance Building is a 100-year-old facility with seismic upgrades installed in multiple eras, the most recent being 20 years ago. Some of the noted deficiencies, such as wall overturning and shear wall stresses, require a more detailed analysis to confirm. Other building elements such as cladding connections and unreinforced masonry partitions, may lead to damage and potential life-safety issues.

Deficiencies - include issues with exterior cladding, capacities of the existing shear walls, and the multi-story panels not allowing for building drift.

Recommendations - include providing additional shear walls, additional connections between exterior cladding and walls, and additional improvements to accommodate building drift.



LEGISLATIVE BUILDING

ADDRESS: 416 SID SNYDER AVE SW, OLYMPIA, WA 98501

SQUARE FOOTAGE: 255,564 SF

DATE CONSTRUCTED: 1928



4%
FCI
Good

\$36.3
Million
Repair Cost

\$142
COST PER SF

18 23 59

COST SUMMARY:

- 18 Critical Components: \$16,810,000
- 23 Potentially Critical Components: \$12,251,000
- 59 Not Yet Critical Components: \$7,258,000
- Total (2023-2029): \$36,319,000

CAPITAL NEEDS:

- 10-Year Forecast: \$391,887,000
- 30-Year Forecast: \$1,767,067,000

ADA BARRIERS:

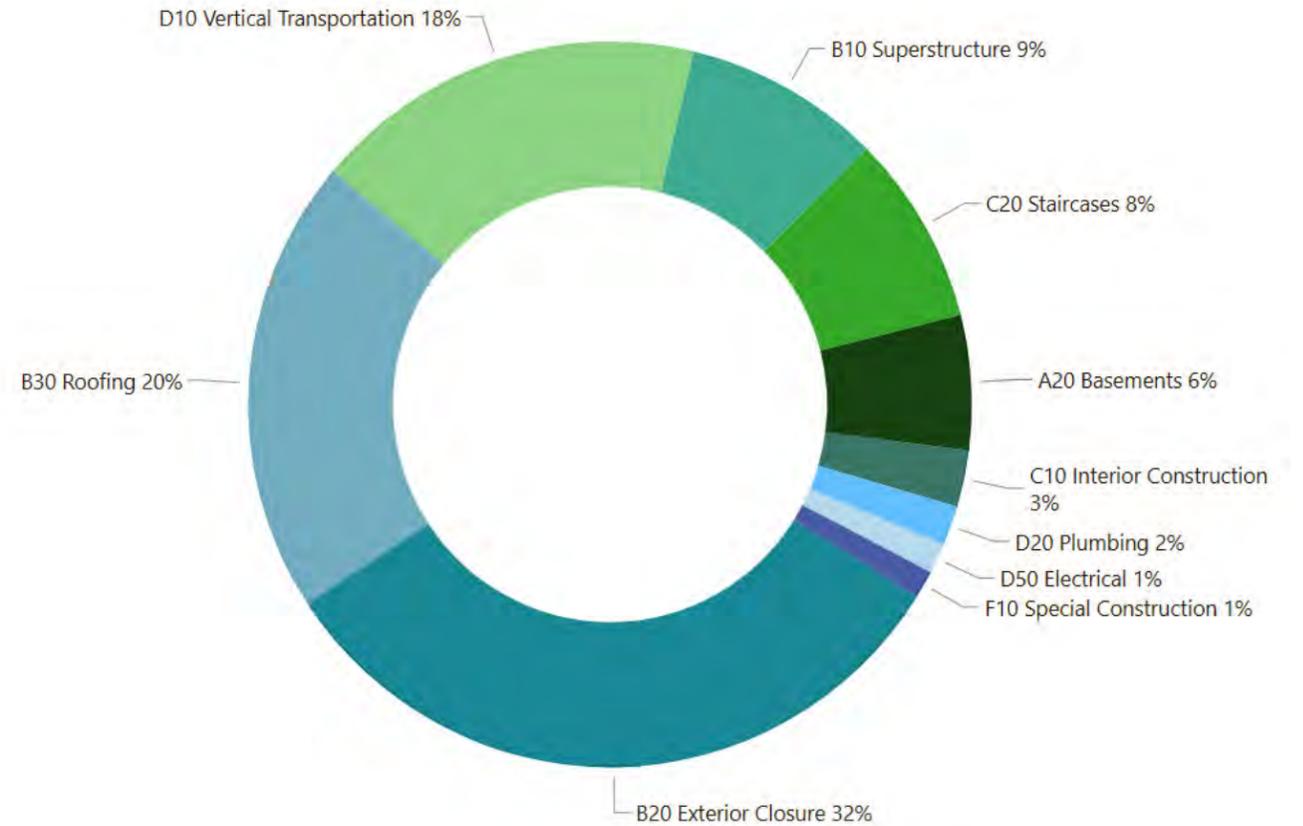
- ADA Barriers Count: 11
- Repair Cost: \$4,713,000

CRITICAL ISSUES:

Water intrusion below the esplanade, at the dome, and at skylights.
Variety of ADA issues like non-compliant restroom and stairway handrails.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 23%
Potential SUL: 18%

Originally built in 1923, the Legislative Building consists of *unreinforced masonry walls*, concrete walls, and steel columns that support concrete framed floors and roof. In 1976 seismic upgrades and repairs were performed that included new full height reinforced concrete *shear walls* and mechanical mezzanines. In 2003, reinforced concrete walls from the low roof to the high roof over the 1973 installed concrete walls were placed.

Deficiencies include a number of concrete slab and wall cracks in spaces surrounding the dome, significant cracking in the concrete beams at the garage, and an unreinforced masonry cracking at joints at the inner dome.

Recommendations include repairing cracking, other additional strengthening, and performing a detailed seismic analysis.



O'BRIEN

ADDRESS: 504 15TH AVE SW
OLYMPIA, WA 98504

SQUARE FOOTAGE: 100,700 SF

DATE CONSTRUCTED: 1937



2%
FCI
Good

\$3.2
Million
Repair Cost

\$32
COST PER SF

5 5 16

COST SUMMARY:

- 5 Critical Components: \$2,549,000
- 5 Potentially Critical Components: \$234,000
- 16 Not Yet Critical Components: \$476,000
- Total (2023-2029): \$3,259,000

CAPITAL NEEDS:

- 10-Year Forecast: \$6,927,000
- 30-Year Forecast: \$209,393,000

ADA BARRIERS:

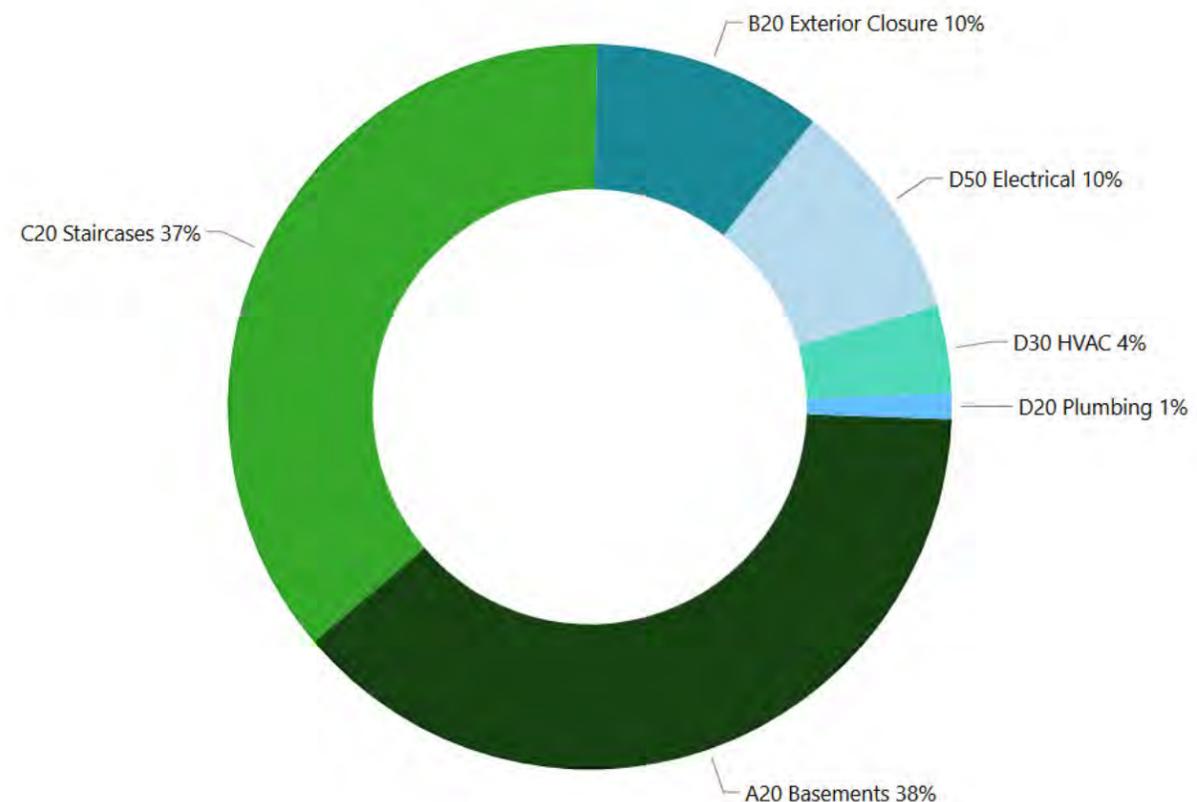
- ADA Barriers Count: 2
- Repair Cost: \$1,177,000

CRITICAL ISSUES:

- ADA compliance issues at stairs and handrails.
- Evidence of water damage in the high voltage room in the basement.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL: 10%
- Potential SUL: 7%

The O'Brien Building is an 80-year-old facility that had seismic upgrades installed fifteen years ago. The upgrades appear significant, with new concrete *shear walls* throughout. Noted deficiencies, such as wall overturning and *shear wall* stresses, may be shown as adequate in a more detailed analysis. However secondary elements, such as cladding connections and unreinforced masonry partitions, may lead to damage and potential life-safety issues.

Deficiencies - include exterior cladding not anchored to the structure, existing multi-story panels not detailed to allow for *drift*, and existing *shear walls* not continuous to the foundation.

Recommendations - include modifying connections to allow for building *drift*, additional connections between cladding panels and backup walls, and extending *shear walls* to the foundation.



POWERHOUSE

ADDRESS: 900 WATER ST. SW
OLYMPIA, WA 98501

SQUARE FOOTAGE: 10,000 SF

DATE CONSTRUCTED: 1920

35%
FCI
Critical

\$2.3
Million
Repair Cost

\$235
COST PER SF

9 **29** **22**

COST SUMMARY:

9 Critical Components: \$589,000
29 Potentially Critical Components: \$1,594,000
22 Not Yet Critical Components: \$167,000
Total (2023-2029): \$2,350,000

CAPITAL NEEDS:

10-Year Forecast: \$1,760,000
30-Year Forecast: \$12,650,000

ADA BARRIERS:

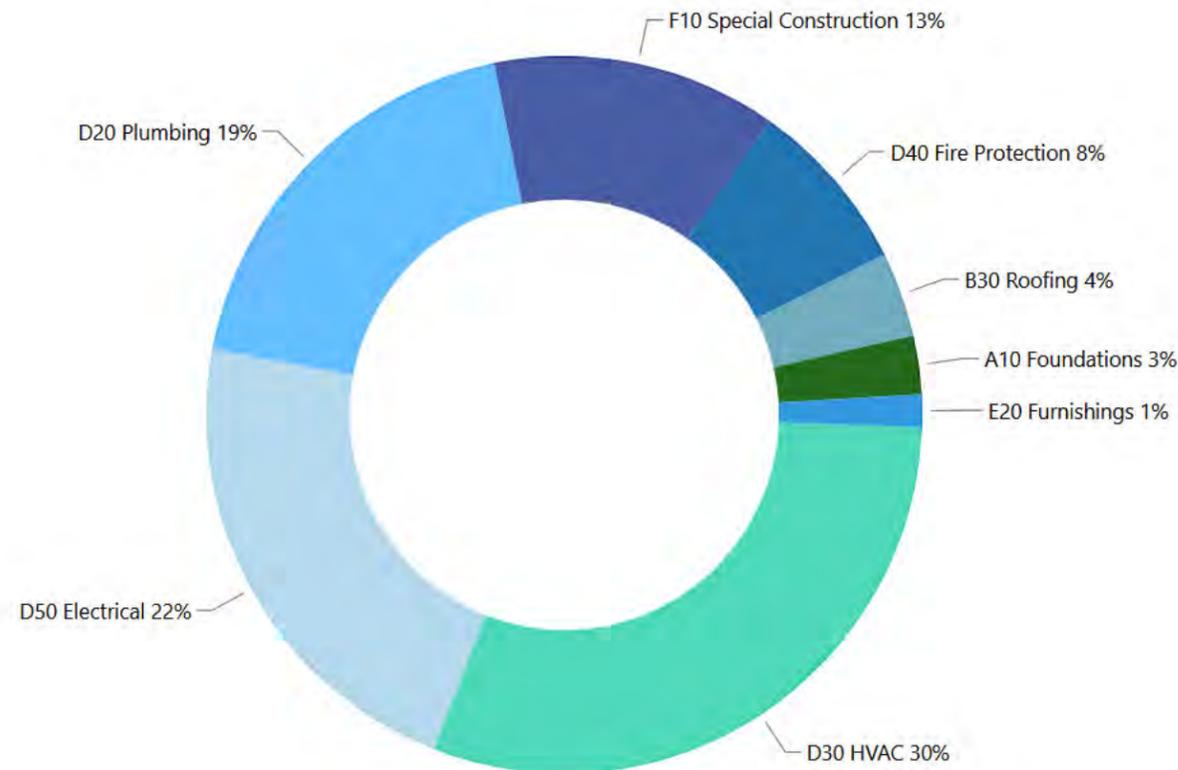
ADA Barriers Count: 3
Repair Cost: \$336,000

CRITICAL ISSUES:

No restroom available.
ADA issues at main entrance, counter top, and handrails.
Plumbing piping insulation significantly damaged or missing.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 54%
Potential SUL: 53%

The Powerhouse Building is a 100-year-old facility with seismic upgrades installed over 30 years ago. Additional global improvements are required in order for the building to perform satisfactorily in a seismic event.

Deficiencies - include existing units, such as the boilers, are not seismically braced, concrete breaking, and the existing *shear walls* being insufficient.

Recommendations - include providing additional *shear walls*, and performing additional structural analysis.



TEMPLE OF JUSTICE

ADDRESS: 415 12TH AVE SW
OLYMPIA, WA 98501

SQUARE FOOTAGE: 85,900 SF

DATE CONSTRUCTED: 1919



3%
FCI
Good

\$10.7
Million
Repair Cost

\$125
COST PER SF

14 2 1

COST SUMMARY:

- 14 Critical Components: \$5,332,000
- 2 Potentially Critical Components: \$3,906,000
- 1 Not Yet Critical Components: \$1,500,000
- Total (2023-2029): \$10,738,000

CAPITAL NEEDS:

- 10-Year Forecast: \$50,971,000
- 30-Year Forecast: \$128,974,000

ADA BARRIERS:

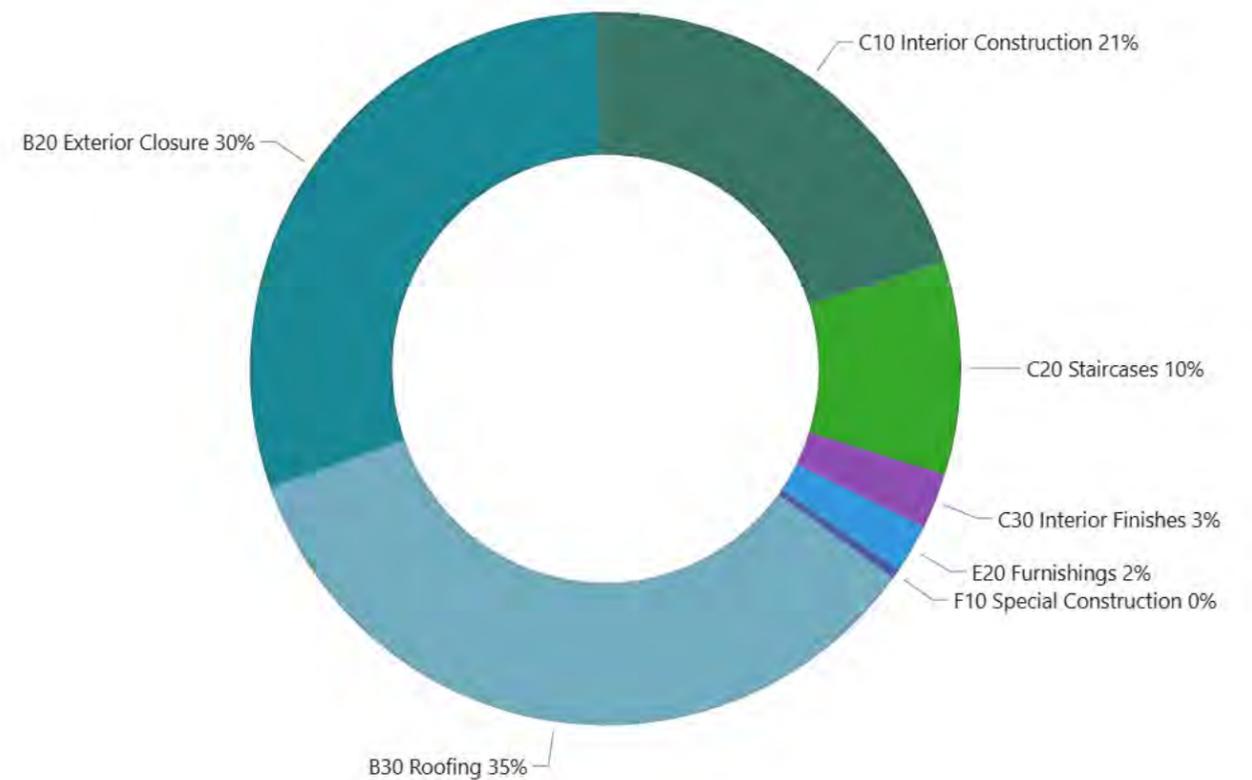
- ADA Barriers Count: 8
- Repair Cost: \$2,722,000

CRITICAL ISSUES:

- Wire glass present in doors and windows.
- ADA issues including handrails/guardrails, weight of doors, restrooms, ramps, and counter tops.
- Skylight panels are starting to leak due to failing seals.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 24%
Potential SUL: 17%

The Temple of Justice is a 110-year-old facility with seismic upgrades installed over 30 years ago. Additional global improvements are required in order for the building to perform satisfactorily in a seismic event.

Deficiencies - include insufficient *shear walls*, exterior cladding not anchored to the building, and other concerns with the overall strength of the building during a seismic event.

Recommendations - include providing additional *shear walls*, modifying connections to allow for *drift*, and providing additional foundations and/or piles.



EAST CAMPUS
NUMBER OF BUILDINGS: 8
SQUARE FOOTAGE: 2,604,267
OLDEST BUILDING: 1930
NEWEST BUILDING: 2021

11%
 FCI
 Poor

\$206
 MILLION
 REPAIR COST

\$96
 AVE. COST PER SF

CONDITION SUMMARY

Buildings on the East Campus mostly exhibit good to fair conditions. The Plaza Garage, however, has a higher FCI of 19%, suggesting it is nearing poor condition and may require more extensive repairs. The Transportation Building, with an FCI of 28%, is in poor condition, highlighting a critical need for interventions.

ID	Facility Name	Year Built	GSF	FCI
3	Archives	1964	51,317	4%
8	Capitol Child Care	2021	9,593	6%
1	Capitol Court	1930	45,142	8%
4	Highway License	1962	193,900	4%
2	Natural Resources	1992	387,558	6%
5	Office Building 2	1975	379,204	16%
6	Plaza Garage	1973	846,100	19%
7	Transportation	1971	204,053	28%

SCENARIO UPPER LOSS (SUL)

The Transportation building has a high current SUL of 15%, matching its high deficiency costs. Unlike the other buildings, it shows no potential benefit from upgrades, indicating challenges in reducing seismic risk through typical retrofitting.

Buildings like Capitol Court and Highway License also exhibit moderate current SULs with some potential benefit from upgrades, suggesting possible safety and cost efficiency improvements.

ID	Facility Name	Current SUL	Potential Benefit	Potential SUL
3	Archives	7%	0%	7%
8	Capitol Child Care	2%	0%	2%
1	Capitol Court	15%	3%	12%
4	Highway License	9%	2%	7%
2	Natural Resources	6%	0%	6%
5	Office Building 2	10%	2%	8%
6	Plaza Garage	7%	1%	6%
7	Transportation	15%	0%	15%

DEFICIENCY SUMMARY

Buildings like Office Building 2 and Plaza Garage on the East Campus have notably high total repair costs, similar to the Legislative Building on the West Campus. The OB2 building, in particular, has an exceptionally high cost per square foot (\$145), indicating extensive and costly deficiencies that urgently need addressing.

Other buildings like Natural Resources Building and Transportation Buildings show moderate to high repair costs but with lower costs per square foot, suggesting larger building sizes dilute the per square foot costs.

ID	Facility Name	Currently Critical Deficiency Total	Potentially Critical Deficiency Total	Necessary But Not Yet Critical Deficiency Total	Total Repair Cost	Cost per SF
3	Archives	\$809,000	\$727,000	\$441,000	\$1,977,000	\$39
8	Capitol Child Care	\$68,000	\$82,000	\$192,000	\$342,000	\$36
1	Capitol Court	\$3,352,000	\$822,000	\$159,000	\$4,333,000	\$96
4	Highway License	\$3,350,000	\$4,656,000	\$3,796,000	\$11,802,000	\$61
2	Natural Resources	\$5,932,000	\$15,785,000	\$601,000	\$22,318,000	\$58
5	Office Building 2	\$5,600,000	\$11,866,000	\$37,702,000	\$55,168,000	\$145
6	Plaza Garage	\$21,870,000	\$31,036,000	\$2,437,000	\$55,343,000	\$65
7	Transportation	\$27,846,000	\$9,595,000	\$17,258,000	\$54,699,000	\$268



ARCHIVES

ADDRESS: 1129 WASHINGTON ST SE, OLYMPIA, WA 98501

SQUARE FOOTAGE: 51,317 SF

DATE CONSTRUCTED: 1964

4%
FCI
Good

\$1.9
Million
Repair Cost

\$39
COST PER SF

7 8 19

COST SUMMARY:

- 7 Critical Components: \$809,000
- 8 Potentially Critical Components: \$727,000
- 19 Not Yet Critical Components: \$441,000
- Total (2023-2029): \$1,977,000

CAPITAL NEEDS:

- 10-Year Forecast: \$39,390,000
- 30-Year Forecast: \$145,827,000

ADA BARRIERS:

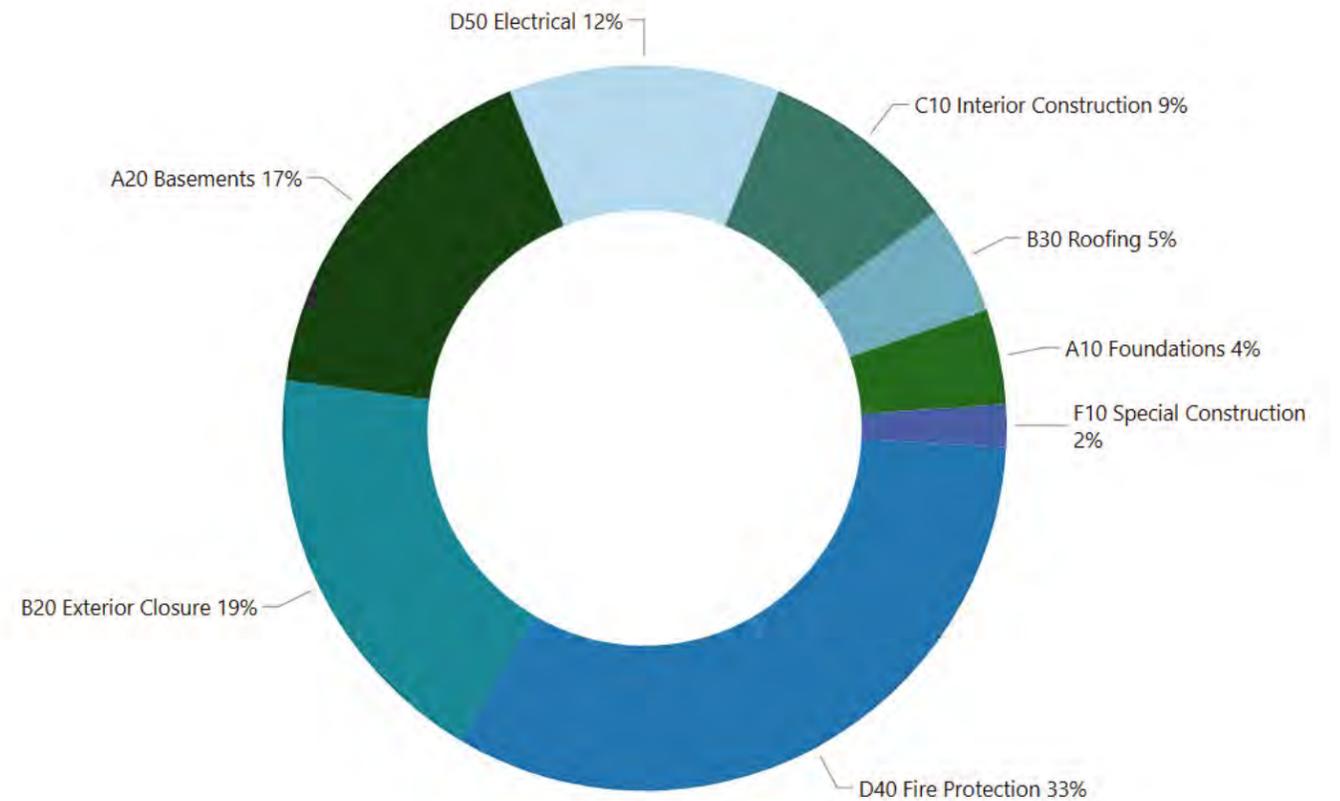
- ADA Barriers Count: 5
- Repair Cost: \$171,000

CRITICAL ISSUES:

- Chronic leaking in southwest corner.
- ADA compliance issues at entrance due to settlement.
- Missing overhead fire suppression system.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 7%
- Potential SUL:** 7%

The Archives Building is a concrete building, with multiple levels below grade. The primary weaknesses center around detailing of the concrete system, as detailing requirements under modern building codes is much more restrictive.

Deficiencies include the large trees on the roof and their height and loads in windy conditions, issues with the foundation, and the surrounding soil's bearing capacity in a seismic event.

Recommendations include reducing the weight of vegetation at the roof to be within 50% of the floor below, additional analysis of foundation dowels and slab, and upgrade concrete piers.



CAPITOL CHILD CARE CENTER

ADDRESS: 106 MAPLE PARK AVE SE, OLYMPIA, WA 98501
SQUARE FOOTAGE: 9,593 SF
DATE CONSTRUCTED: 2021



6%
 FCI
 Fair

\$342
 Thousand
 Repair Cost

\$36
 COST PER SF

3 4 9

COST SUMMARY:

- 3 Critical Components: \$68,000
- 4 Potentially Critical Components: \$82,000
- 9 Not Yet Critical Components: \$192,000
- Total (2023-2029): \$342,000

CAPITAL NEEDS:

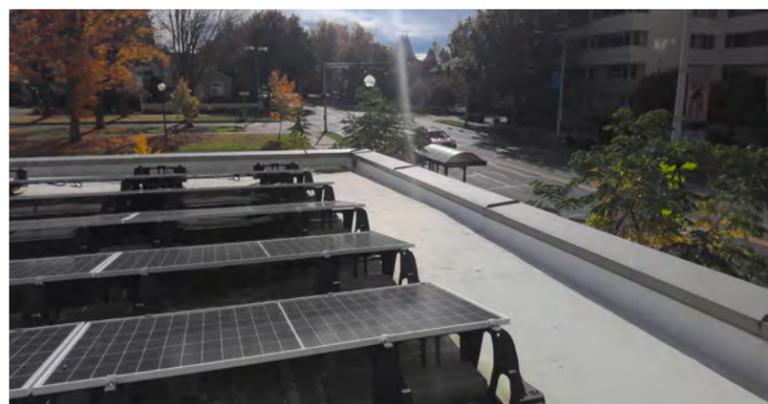
- 10-Year Forecast: \$365,000
- 30-Year Forecast: \$6,169,000

ADA BARRIERS:

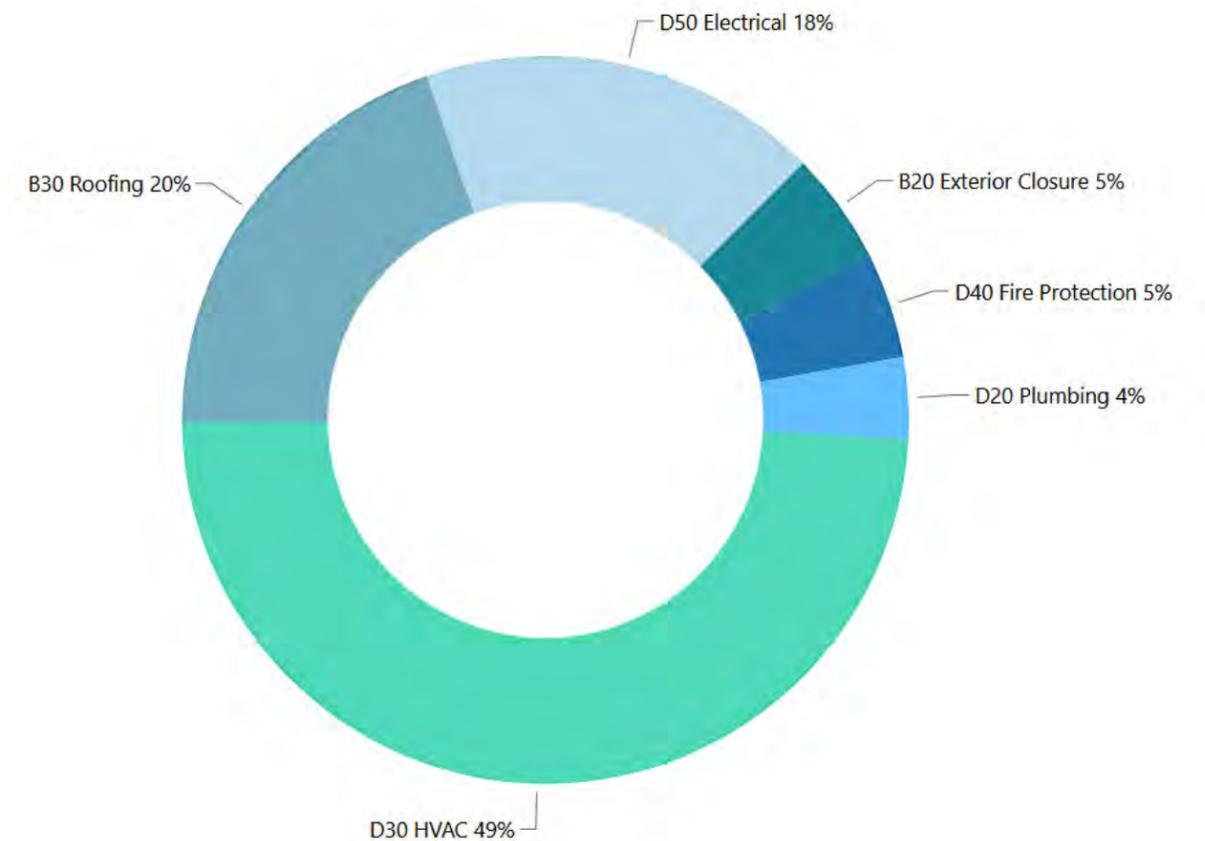
- ADA Barriers Count: 1
- Repair Cost: \$1,000

CRITICAL ISSUES:

- Fire alarm panel is blocked by a room divider panel.
- HVAC controls issues.
- No fall protection at roof.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 2%
- Potential SUL:** 2%

The Child Care Center is a new facility, built in 2021. It's a wood framed system that meets the intent of current codes so has no deficiencies.



CAPITOL COURT

ADDRESS: 1110 CAPITOL WAY S,
OLYMPIA, WA 98501

SQUARE FOOTAGE: 45,142 SF

DATE CONSTRUCTED: 1930

8%
FCI
Fair

\$4.3
Million
Repair Cost

\$96
COST PER SF

14 7 19

COST SUMMARY:

- 14 Critical Components: \$3,352,000
- 7 Potentially Critical Components: \$822,000
- 19 Not Yet Critical Components: \$159,000
- Total (2023-2029): \$4,333,000

CAPITAL NEEDS:

- 10-Year Forecast: \$39,472,000
- 30-Year Forecast: \$138,123,000

ADA BARRIERS:

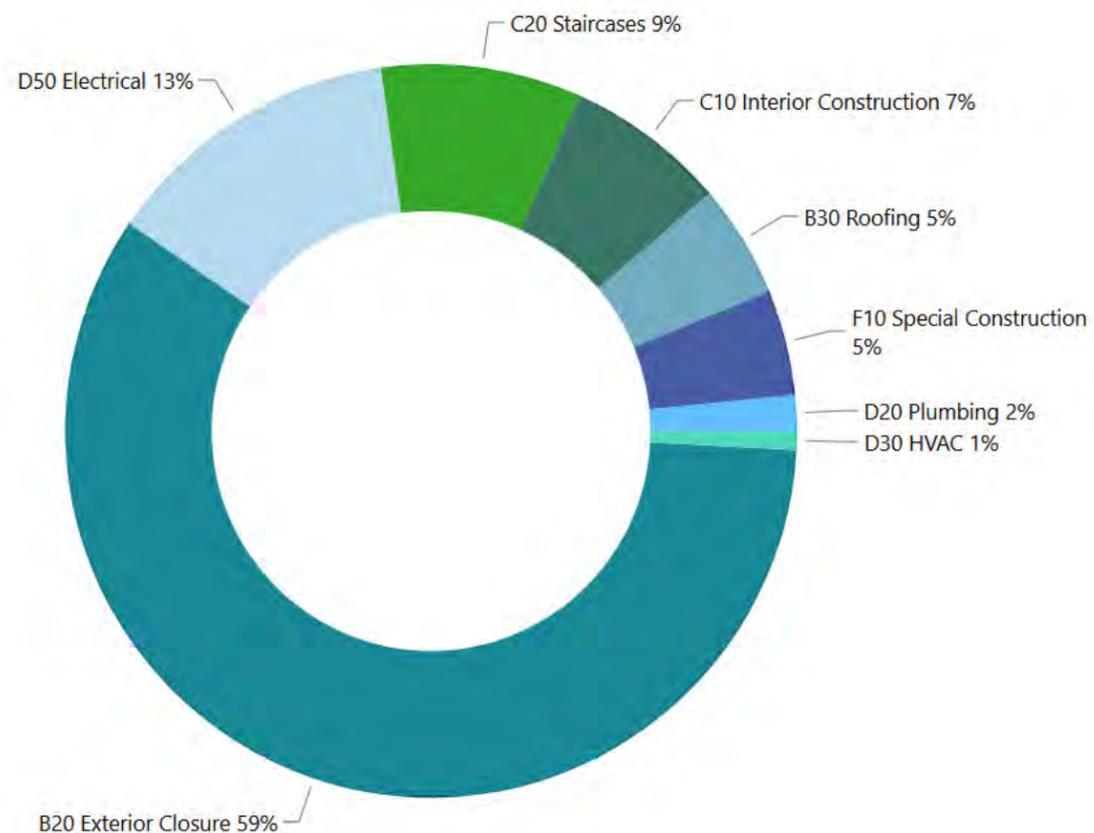
- ADA Barriers Count: 11
- Repair Cost: \$927,000

CRITICAL ISSUES:

- Wire glass in windows and doors.
- ADA compliance issues at parking, drinking fountains, and restrooms.
- Single pane windows.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 15%
- Potential SUL:** 12%

The Capitol Court Building is a nearly 100-year-old facility with minimal seismic upgrades installed over 30 years ago. Additional global improvements are required in order for the building to perform satisfactorily in a seismic event.

Deficiencies include concerns with overall strength of the building in a seismic event, exterior cladding is not anchored, and issues with building mass.

Recommendations include performing a detailed seismic analysis, providing additional connection between cladding panels, and extend *shear walls* to be continuous to the foundation.



HIGHWAY LICENSE

ADDRESS: 1125 WASHINGTON ST SE, OLYMPIA, WA 98501

SQUARE FOOTAGE: 193,000 SF

DATE CONSTRUCTED: 1962



4%
FCI
Good

\$11.8
Million
Repair Cost

\$61
COST PER SF

6 35 72

COST SUMMARY:

6 Critical Components: \$3,350,000
 35 Potentially Critical Components: \$4,656,000
 72 Not Yet Critical Components: \$3,796,000
 Total (2023-2029): \$11,802,000

CAPITAL NEEDS:

10-Year Forecast: \$22,598,000
 30-Year Forecast: \$389,578,000

ADA BARRIERS:

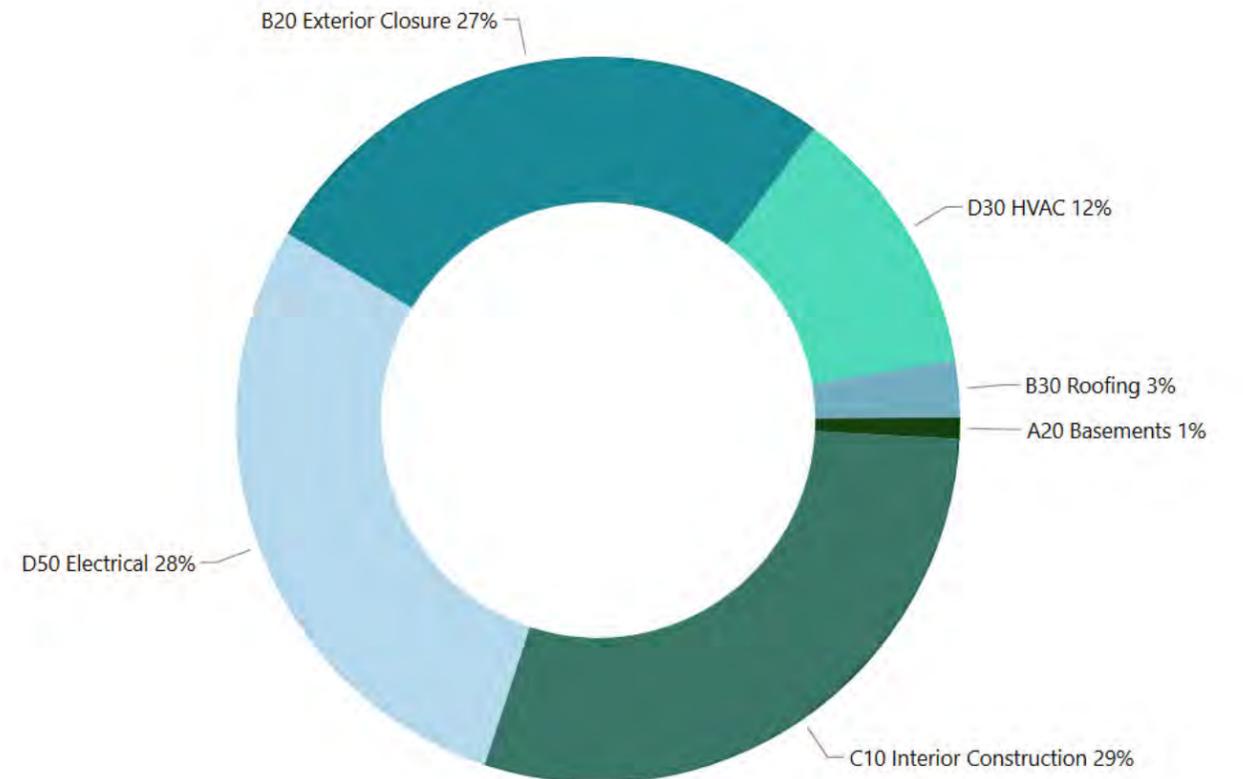
ADA Barriers Count: 3
 Repair Cost: \$3,195,000

CRITICAL ISSUES:

Some ADA compliancy issues like missing vertical grab bars in restrooms, and toilet partitions not meeting standards.
 All four rooftops fans have been removed.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 9%
 Potential SUL: 7%

The Highway License Building is a 60-year-old facility that had seismic improvements installed 30 years ago. While the upgrades improve how the facility will perform in an earthquake, in the last two decades seismic design forces, as well as detailing requirements, have changed significantly.

Deficiencies - include the existing *shear walls* being insufficient, issues with the foundation elements, and limited exterior cladding anchoring to the structure.

Recommendations - include additional foundation improvements, concrete *shear walls*, providing additional connection at the cladding panels and additional geotechnical investigations.



NATURAL RESOURCES BUILDING

ADDRESS: 1111 WASHINGTON ST SE, OLYMPIA, WA 98501

SQUARE FOOTAGE: 387,558 SF

DATE CONSTRUCTED: 1992

6%
FCI
Fair

\$22.3
Million
Repair Cost

\$58
COST PER SF

14 25 112

COST SUMMARY:

- 14 Critical Components: \$5,932,000
- 25 Potentially Critical Components: \$15,785,000
- 112 Not Yet Critical Components: \$601,000
- Total (2023-2029): \$22,318,000

CAPITAL NEEDS:

- 10-Year Forecast: \$98,166,000
- 30-Year Forecast: \$850,760,000

ADA BARRIERS:

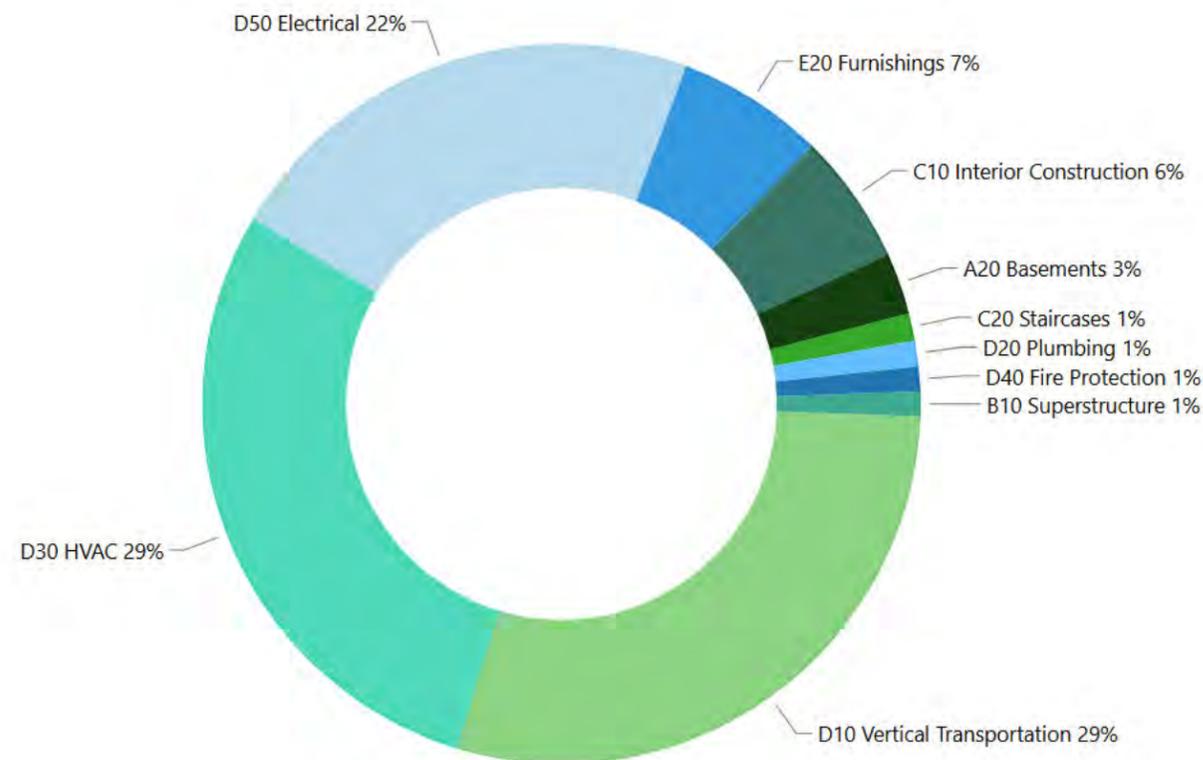
- ADA Barriers Count: 5
- Repair Cost: \$3,230,000

CRITICAL ISSUES:

- No shut off control panels for natural gas in lab rooms.
- ADA compliance issues like the lack of ADA stalls, guardrails, and clearance at doorways.
- Stalactites visible in basement, sign of water intrusion.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL: 6%
- Potential SUL: 6%

The Natural Resource Building is a 30-year-old facility, with steel and concrete framing. The overall seismic system appears relatively sound, however in the last two decades seismic design forces, as well as detailing requirements, have changed significantly. The majority of the noted deficiencies relate to the new requirements.

Deficiencies include insufficient existing *shear walls*, and other concerns with the overall strength of the building in a seismic event.

Recommendations include providing additional *shear walls*, and performing a detailed seismic analysis.



OFFICE BUILDING 2

ADDRESS: 1115 WASHINGTON ST SE, OLYMPIA, WA 98501

SQUARE FOOTAGE: 379,204 SF

DATE CONSTRUCTED: 1975

16%
FCI
Poor

\$55.1
Million
Repair Cost

\$145
COST PER SF

12 28 129

COST SUMMARY:

- 12 Critical Components: \$5,600,000
- 28 Potentially Critical Components: \$11,866,000
- 129 Not Yet Critical Components: \$37,702,000
- Total (2023-2029): \$55,168,000

CAPITAL NEEDS:

- 10-Year Forecast: \$57,177,000
- 30-Year Forecast: \$867,803,000

ADA BARRIERS:

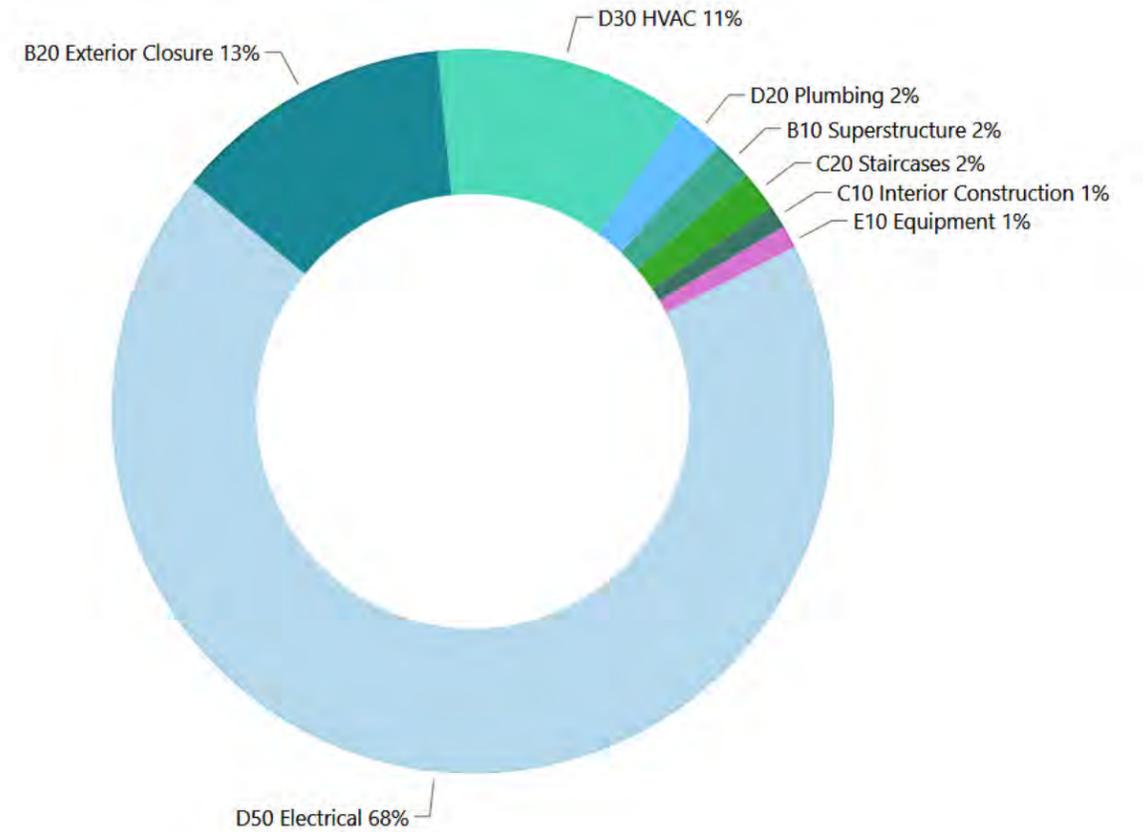
- ADA Barriers Count: 3
- Repair Cost: \$1,161,000

CRITICAL ISSUES:

Substantial amount of partially-abandoned electrical equipment.
ADA compliance issues like missing grab bars, handrails, and extensions at stairs.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL: 10%
- Potential SUL: 8%

Office Building 2 is a 50-year-old facility with no previous seismic improvements. The seismic deficiencies are global in nature, and an upgrade will likely require the installation of numerous new concrete *shear walls*.

Deficiencies include significant metal deck corrosion at the ADA stair on the west side, and significant efflorescence at the egress stair on the west side.

Recommendations include providing additional *shear walls*, upgrading concrete piers, and repair existing corrosion.



PLAZA GARAGE

ADDRESS: 200 14TH AVE SE
OLYMPIA, WA 98501

SQUARE FOOTAGE: 846,100 SF

DATE CONSTRUCTED: 1973

19%
FCI
Poor

\$55.3
Million
Repair Cost

\$65
COST PER SF

19 36 49

COST SUMMARY:

- 19 Critical Components: \$21,870,000
- 36 Potentially Critical Components: \$31,036,000
- 49 Not Yet Critical Components: \$2,437,000
- Total (2023-2029): \$55,343,000

CAPITAL NEEDS:

- 10-Year Forecast: \$54,575,000
- 30-Year Forecast: \$162,904,000

ADA BARRIERS:

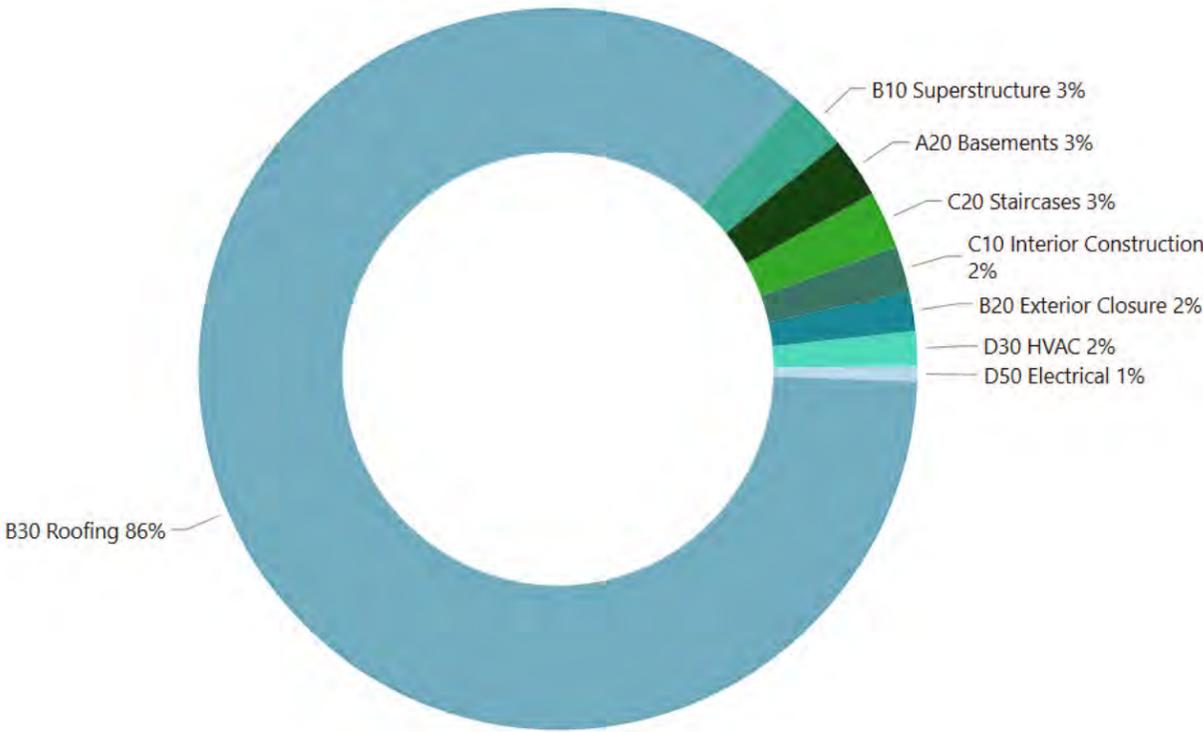
- ADA Barriers Count: 11
- Repair Cost: \$1,467,000

CRITICAL ISSUES:

Non ADA compliant systems including plumbing fixtures, door hardware, entryways, handrails, and more. Seismic joint through garage lid has failed and is allowing water intrusion.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 7%
Potential SUL: 6%

The Plaza Garage is a 60-year-old building that is mostly underground parking. Significant cracking and displacement was observed primarily at/near the interior stair towers.

Deficiencies include significant water infiltration primarily in or near the stair towers, breaking concrete, and exposed rebar.

Recommendations include performing additional analysis and repairing existing deficiencies.



TRANSPORTATION

ADDRESS: 310 MAPLE PARK AVE SE, OLYMPIA, WA 98501

SQUARE FOOTAGE: 204,053 SF

DATE CONSTRUCTED: 1971

28%
FCI
Poor

\$54.9
Million
Repair Cost

\$268
COST PER SF

27 15 62

COST SUMMARY:

27 Critical Components: \$27,846,000
15 Potentially Critical Components: \$9,595,000
62 Not Yet Critical Components: \$17,258,000
Total (2023-2029): \$54,699,000

CAPITAL NEEDS:

10-Year Forecast: \$131,851,000
30-Year Forecast: \$353,607,000

ADA BARRIERS:

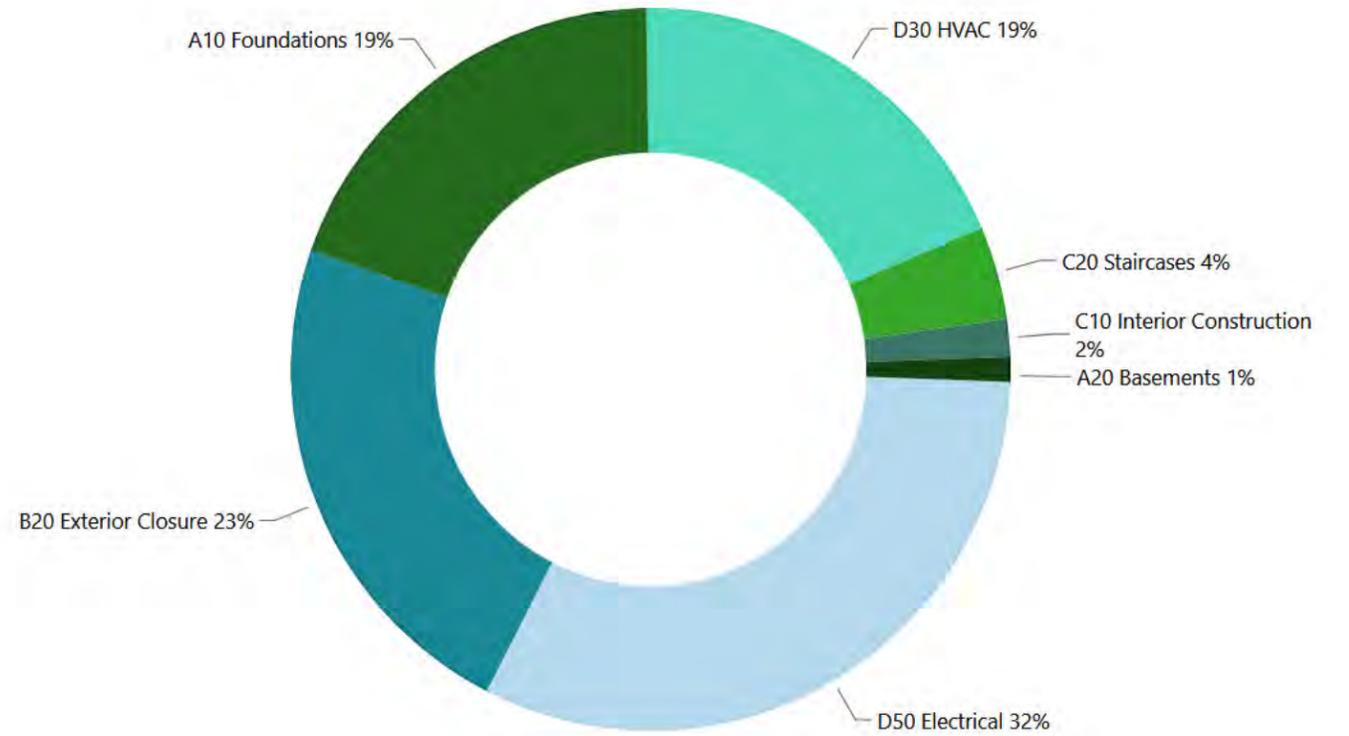
ADA Barriers Count: 8
Repair Cost: \$1,915,000

CRITICAL ISSUES:

Corrosion of reinforcing steel in load-bearing pre-cast concrete wall panels is leading to breaking in numerous locations, even in previously patched areas. Single-paned, aluminum windows throughout.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 15%
Potential SUL: 15%

The Transportation Building is a 50-year-old facility with no previous seismic improvements. It's a steel, concrete, and masonry building with several remaining seismic deficiencies that are challenging to address due to the building configuration, underground parking levels, and pile foundation system. There appears to be cracking on the southwest corner of the structure likely the result of a seismic event or differential settlement.

Deficiencies include missing structural elements or connections, existing columns are not continuous to the foundation, and insufficient *shear walls*.

Recommendations include providing additional *shear walls*, upgrading concrete piers, and performing a more detailed seismic analysis.



33%
FCI
Critical

\$118
MILLION
REPAIR COST

\$285
AVE. COST PER SF

CONDITION SUMMARY

Many satellite buildings have critical or poor FCI conditions. The 721 Columbia building has the worst FCI of any building assessed. Other buildings, Washington Building, Columbia Garage, and Union have also been assessed as critical condition, highlighting a need for intervention. Dolliver stands out with a fair FCI of 6%.

ID	Facility Name	Year Built	GSF	FCI
2	721 Columbia	1967	3,169	124%
5	Washington Building	1953	14,580	63%
4	Columbia Garage	1971	71,000	45%
5	Union	1956	12,900	38%
	Kelso	1981	60,585	17%
1	Old Capitol	1892	120,500	17%
	Yakima	1986	99,000	15%
	Perry St Child Care	1950	7,138	14%
	Isabella Bush	1992	47,200	14%
	Alaska Street	1957	23,293	13%
3	Dolliver	1914	23,385	6%
	Heritage Park - Restrooms	1964	3,969	22%

SATELLITE

NUMBER OF BUILDINGS: 12
SQUARE FOOTAGE: 1,238,919
OLDEST BUILDING: 1914
NEWEST BUILDING: 1992

SCENARIO UPPER LOSS (SUL)

Old Capitol has a high current SUL of 26% with a substantial potential benefit of 12%, highlighting a significant opportunity for risk reduction. In contrast, buildings like Kelso and Perry Street Child Care maintain

low current SULs (2% and 4% respectively), with negligible benefits from upgrades, indicating low inherent seismic risks or already robust constructions.

ID	Facility Name	Current SUL	Potential Benefit	Potential SUL
2	721 Columbia	4%	1%	3%
5	Washington Building	22%	7%	15%
4	Columbia Garage	11%	3%	8%
5	Union	25%	9%	16%
	Kelso	2%	0%	2%
1	Old Capitol	26%	12%	14%
	Yakima	4%	0%	4%
	Perry Street Child Care	4%	0%	4%
	Isabella Bush	4%	2%	2%
	Alaska Street	12%	5%	7%
3	Dolliver	24%	11%	13%

DEFICIENCY SUMMARY

Satellite facilities like the 721 Columbia and Washington Building show extremely high

costs per square foot, with 721 Columbia reaching \$940 per square foot.

ID	Facility Name	Currently Critical Deficiency Total	Potentially Critical Deficiency Total	Necessary But Not Yet Critical Deficiency Total	Total Repair Cost	Cost per SF
2	721 Columbia	\$2,207,000	\$721,000	\$51,000	\$2,979,000	\$940
5	Washington Building	\$6,239,000	\$2,598,000	\$37,000	\$8,874,000	\$609
4	Columbia Garage	\$3,714,000	\$999,000	\$2,855,000	\$7,568,000	\$107
5	Union	\$2,678,000	\$1,814,000	\$71,000	\$4,563,000	\$354
	Kelso	\$1,067,000	\$3,420,000	\$3,259,000	\$7,746,000	\$128
1	Old Capitol	\$17,987,000	\$13,453,000	\$8,578,000	\$40,018,000	\$332
	Yakima	\$2,622,000	\$4,327,000	\$5,070,000	\$12,019,000	\$121
	Perry St Child Care	\$262,000	\$274,000	\$299,000	\$835,000	\$117
	Isabella Bush	\$76,000	\$3,981,000	\$30,000	\$4,087,000	\$87
	Alaska Street	\$2,288,000	\$27,000	\$788,000	\$3,103,000	\$133
3	Dolliver	\$2,036,000	\$2,187,000	\$143,000	\$4,366,000	\$187
	Heritage Park - Restrooms	\$851,000	\$236,000	\$144,000	\$1,231,000	\$310



721 COLUMBIA

ADDRESS: 721 COLUMBIA ST
SW OLYMPIA, WA 98501

SQUARE FOOTAGE: 3,169 SF

DATE CONSTRUCTED: 1967

124%
FCI
Critical

\$2.9
Million
Repair Cost

\$940
COST PER SF

24 **8** **6**

COST SUMMARY:

- 24 Critical Components: \$2,207,000
- 8 Potentially Critical Components: \$721,000
- 6 Not Yet Critical Components: \$51,000
- Total (2023-2029): \$2,979,000

CAPITAL NEEDS:

- 10-Year Forecast: \$1,439,900
- 30-Year Forecast: \$2,567,000

ADA BARRIERS:

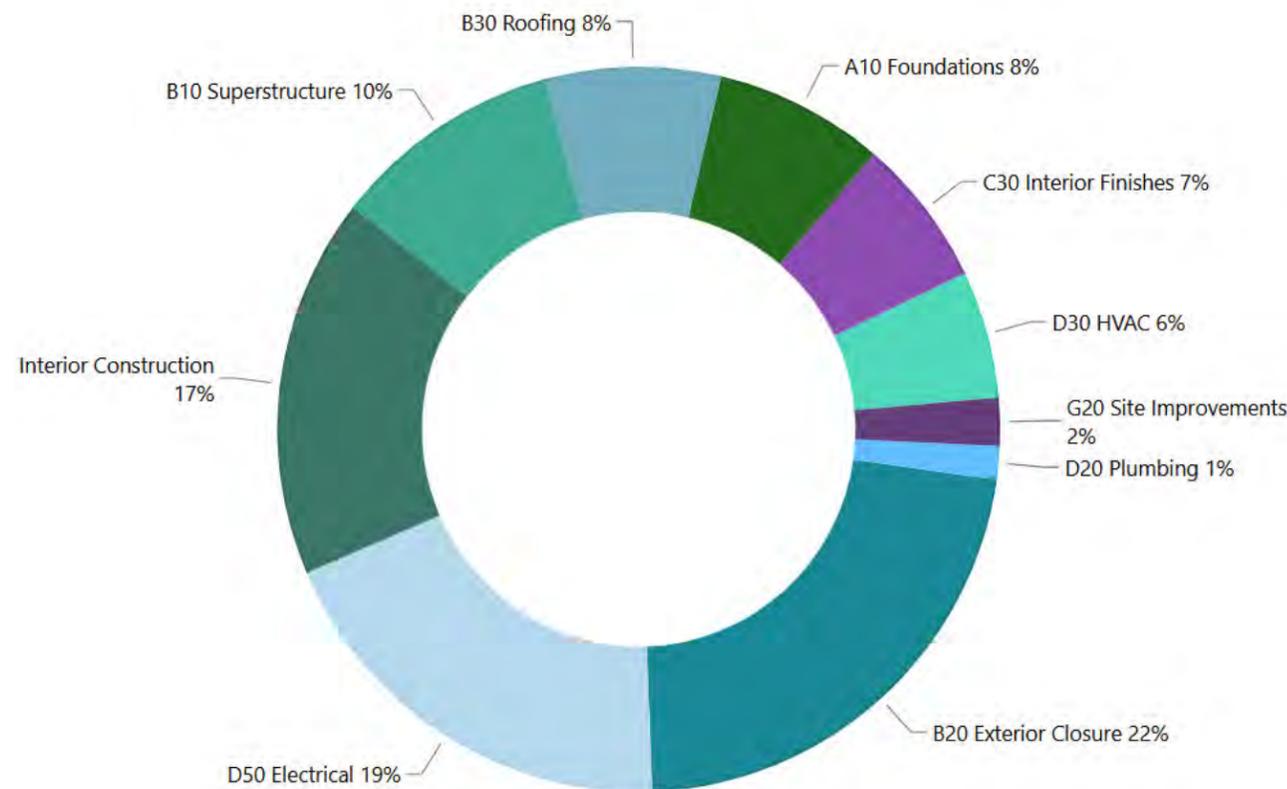
- ADA Barriers Count: 11
- Repair Cost: \$801,000

CRITICAL ISSUES:

- Significant water damage affecting various systems.
- ADA compliance issues.
- Roof beyond life expectancy with leakage.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 4%
- Potential SUL:** 1%

The building's overall seismic performance is of concern, with recommendations for additional *shear walls*, foundation anchorage, and *diaphragm* strengthening to mitigate seismic risks.

Deficiencies include inadequate plywood *shear walls*, unanchored wall supports, insufficient post/beam connections, and unblocked *diaphragms*.

Recommendations include adding *shear walls*, anchoring sill plates, improving connections, and adding plywood structure support.



ALASKA STREET

ADDRESS: 3411 S. ALASKA ST.
SEATTLE, WA 98118

SQUARE FOOTAGE: 23,293 SF

DATE CONSTRUCTED: 1957

13%
FCI
Poor

\$3.1
Million
Repair Cost

\$133
COST PER SF

11 5 38

COST SUMMARY:

- 11 Critical Components: \$2,288,000
- 5 Potentially Critical Components: \$27,000
- 38 Not Yet Critical Components: \$788,000
- Total (2023-2029): \$3,103,000

CAPITAL NEEDS:

- 10-Year Forecast: \$7,510,000
- 30-Year Forecast: \$50,888,000

ADA BARRIERS:

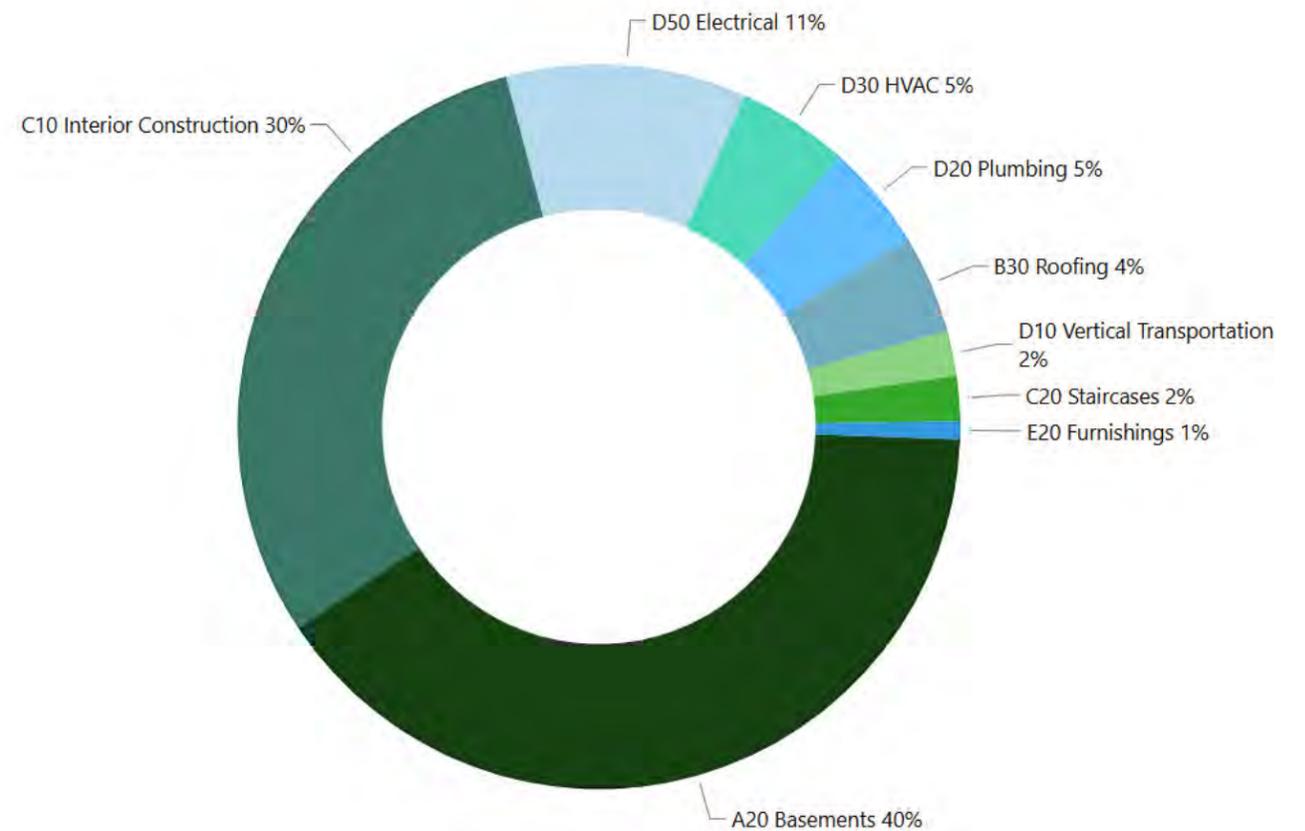
- ADA Barriers Count: 4
- Repair Cost: \$924,000

CRITICAL ISSUES:

- Abandoned HVAC equipment.
- ADA compliance issues like inaccessible restrooms and missing guardrail.
- Leaks at joints between walls and roof.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL: 12%
- Potential SUL: 7%

The Alaska Street Building appears to be in sound condition. There are no outward signs of significant structural distress, structural deterioration, or differential settlement.

Deficiencies include insufficient *shear walls*, insufficient lateral resisting frames/walls, and the overall strength of the building in a seismic event.

Recommendations include providing additional *shear walls*, replace existing braces with modern braces or *shear walls*, verify existing brick anchorage, and install additional *lateral force resisting systems*.



COLUMBIA GARAGE

ADDRESS: 116 UNION AVE. SW, OLYMPIA, WA 98501

SQUARE FOOTAGE: 71,000 SF

DATE CONSTRUCTED: 1971



45%
FCI
Critical

\$7.5
Million
Repair Cost

\$107
COST PER SF

16 **8** **16**

COST SUMMARY:

- 16 Critical Components: \$3,714,000
- 8 Potentially Critical Components: \$999,000
- 16 Not Yet Critical Components: \$2,855,000
- Total (2023-2029): \$7,568,000

CAPITAL NEEDS:

- 10-Year Forecast: \$2,560,000
- 30-Year Forecast: \$7,008,000

ADA BARRIERS:

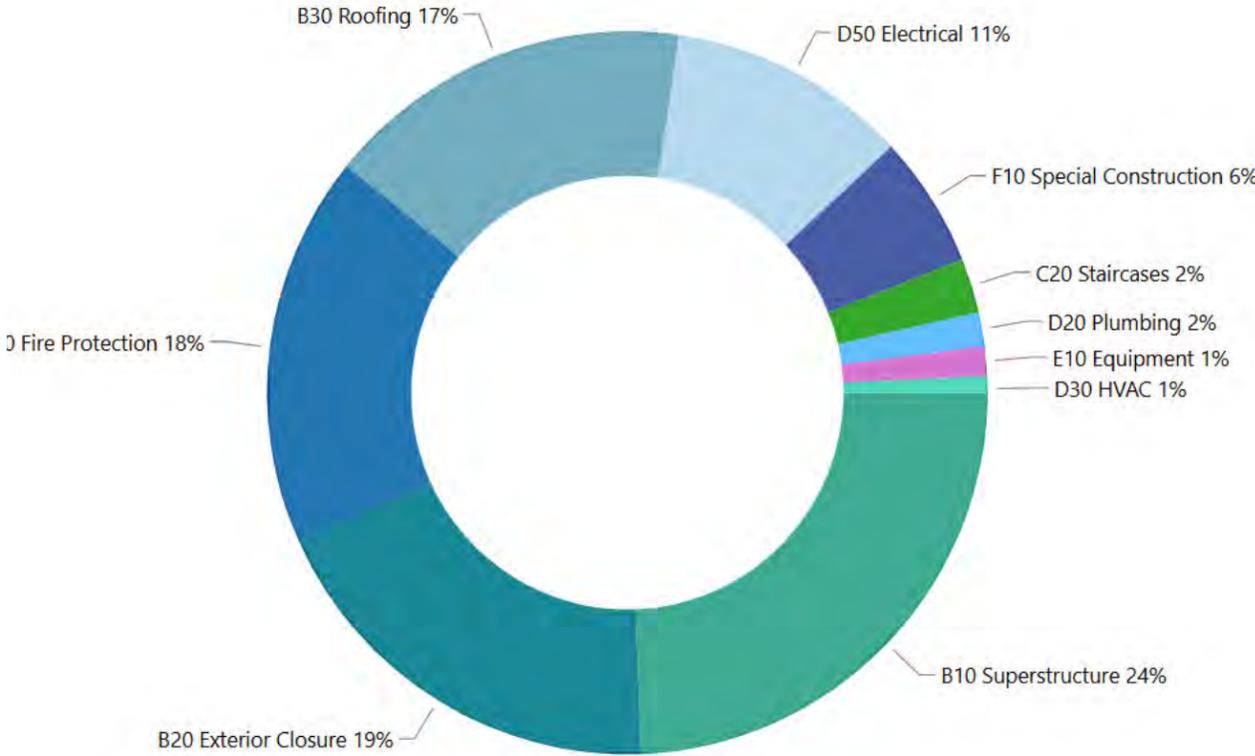
- ADA Barriers Count: 4
- Repair Cost: \$374,000

CRITICAL ISSUES:

- All overhead coiling garage doors have failed, garage is open at all times.
- Various accessibility issues.
- Exposed rebar and broken concrete.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL: 11%
- Potential SUL: 8%

The Columbia Garage is a 50-year-old facility with no previous seismic improvements. It's built with a combination of precast and cast-in-place concrete elements. There are numerous seismic deficiencies, as concrete capacity and detailing requirements under modern building codes are much more restrictive. There are numerous cracks throughout the structural slabs.

Deficiencies - include the connections between precast structural elements, the overall strength of the building in a seismic event, and insufficient shear wall capacity.

Recommendations - include providing strengthening at precast elements, upgrading concrete piers, providing additional concrete *shear walls*, and performing a detailed seismic analysis.



DOLLIVER

ADDRESS: 801 CAPITOL WAY S.
OLYMPIA, WA 98501

SQUARE FOOTAGE: 23,385 SF

DATE CONSTRUCTED: 1914

6%
FCI
Fair

\$4.3
Million
Repair Cost

\$187
COST PER SF

15 26 28

COST SUMMARY:

- 15 Critical Components: \$2,036,000
- 26 Potentially Critical Components: \$2,187,000
- 28 Not Yet Critical Components: \$143,000
- Total (2023-2029): \$4,366,000

CAPITAL NEEDS:

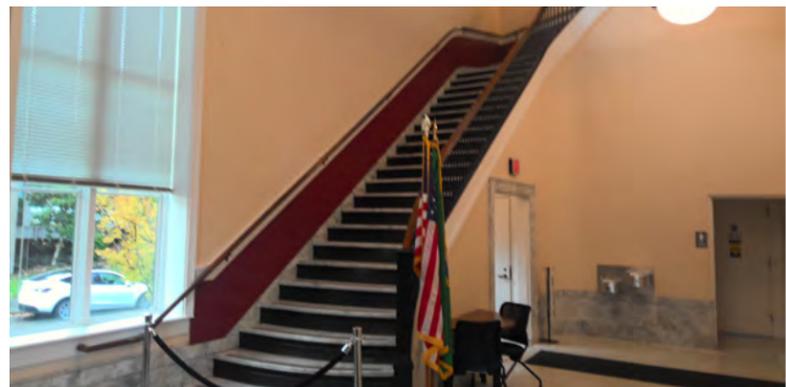
- 10-Year Forecast: \$13,543,000
- 30-Year Forecast: \$99,921,000

ADA BARRIERS:

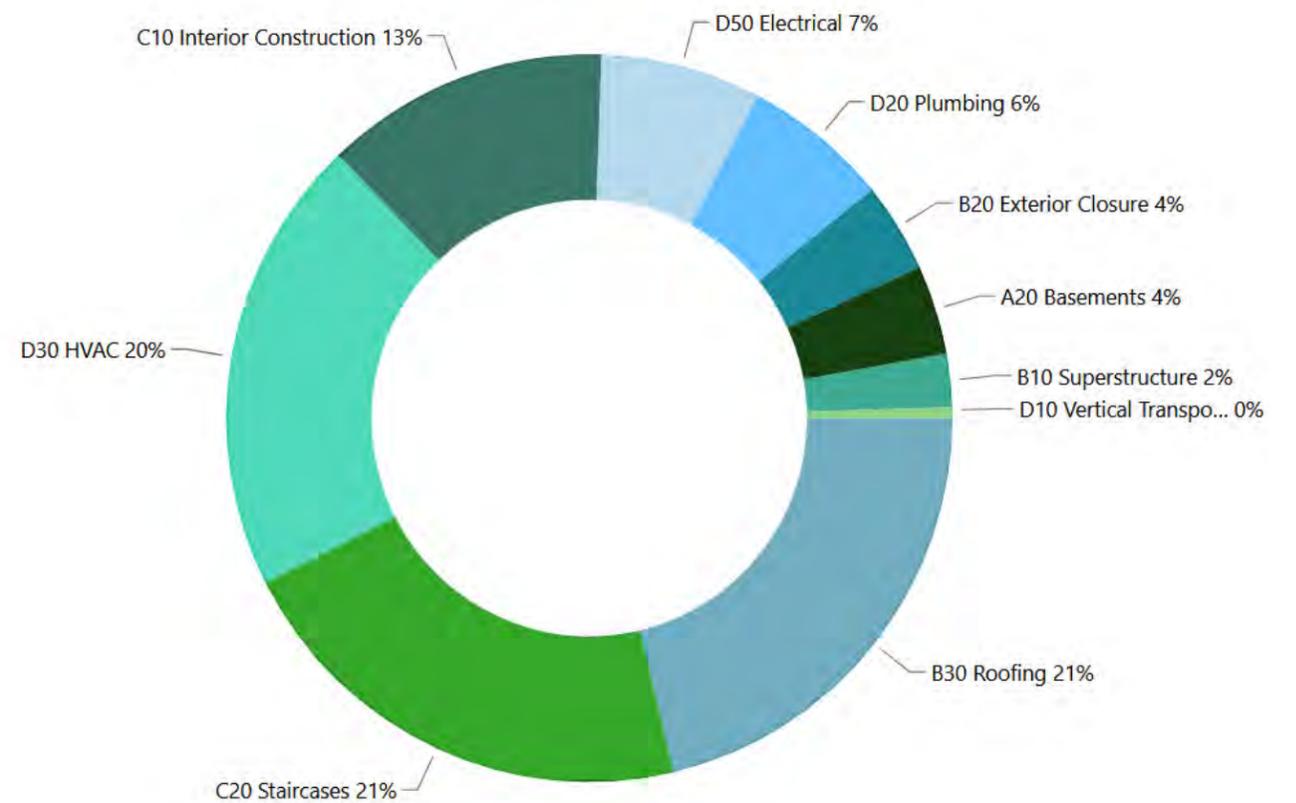
- ADA Barriers Count: 12
- Repair Cost: \$1,636,000

CRITICAL ISSUES:

- Canopy over loading dock is past end of useful life.
- ADA issues at historic staircase, restrooms, and handrails.
- Roof fall restraint is not certified.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 24%
- Potential SUL:** 13%

The Dolliver Building is a 110-year-old building that had seismic upgrades installed 25 years ago. While the upgrades improve how the facility will perform in an earthquake, in the last two decades seismic design standards have changed significantly.

Deficiencies include masonry/concrete walls are not adequately anchored, existing *shear walls* are not continuous to the foundation, and concerns with the overall strength of the building.

Recommendations include providing additional reinforced concrete or masonry walls, and extend and provided new *shear walls*.



HERITAGE PARK RESTROOMS

ADDRESS: 701 WATER ST. NW
OLYMPIA, WA 98501

SQUARE FOOTAGE: 3,969 SF

DATE CONSTRUCTED: 1964

22%
FCI
Poor

\$1.2
Million
Repair Cost

\$310
COST PER SF

13 7 28

COST SUMMARY:

- 13 Critical Components: \$851,000
- 7 Potentially Critical Components: \$236,000
- 28 Not Yet Critical Components: \$144,000
- Total (2023-2029): \$1,231,000

CAPITAL NEEDS:

- 10-Year Forecast: \$1,384,000
- 30-Year Forecast: \$8,982,000

ADA BARRIERS:

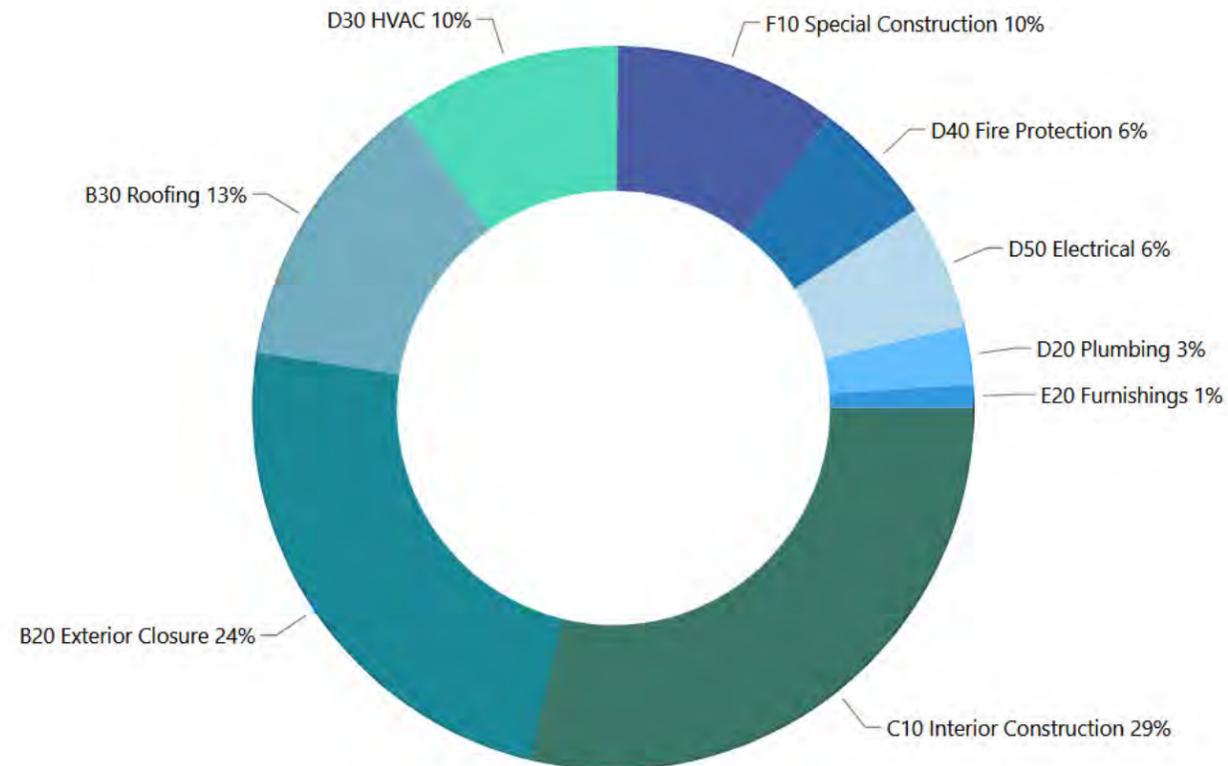
- ADA Barriers Count: 4
- Repair Cost: \$449,000

CRITICAL ISSUES:

- Original fire sprinkler disconnected and mostly removed.
- Various ADA issues.
- Urinal vandalized and missing.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 4%
- Potential SUL:** 2%

The Isabella Bush Records Center Building is a 30-year-old facility, with a 20-year-old addition. The steel frames and braces, in particular those in the original building, do not meet current code requirements. This may lead to damage and/or failure of specific connections.



ISABELLA BUSH RECORDS CENTER

ADDRESS: 7590 NEW MARKET ST SW, TUMWATER, WA 98501

SQUARE FOOTAGE: 47,200 SF

DATE CONSTRUCTED: 1992

14%
FCI
Poor

\$4
Million
Repair Cost

\$87
COST PER SF

5 **12** **18**

COST SUMMARY:

- 5 Critical Components: \$76,000
- 12 Potentially Critical Components: \$3,981,000
- 18 Not Yet Critical Components: \$30,000
- Total (2023-2029): \$4,087,000

CAPITAL NEEDS:

- 10-Year Forecast: \$19,613,000
- 30-Year Forecast: \$84,415,000

ADA BARRIERS:

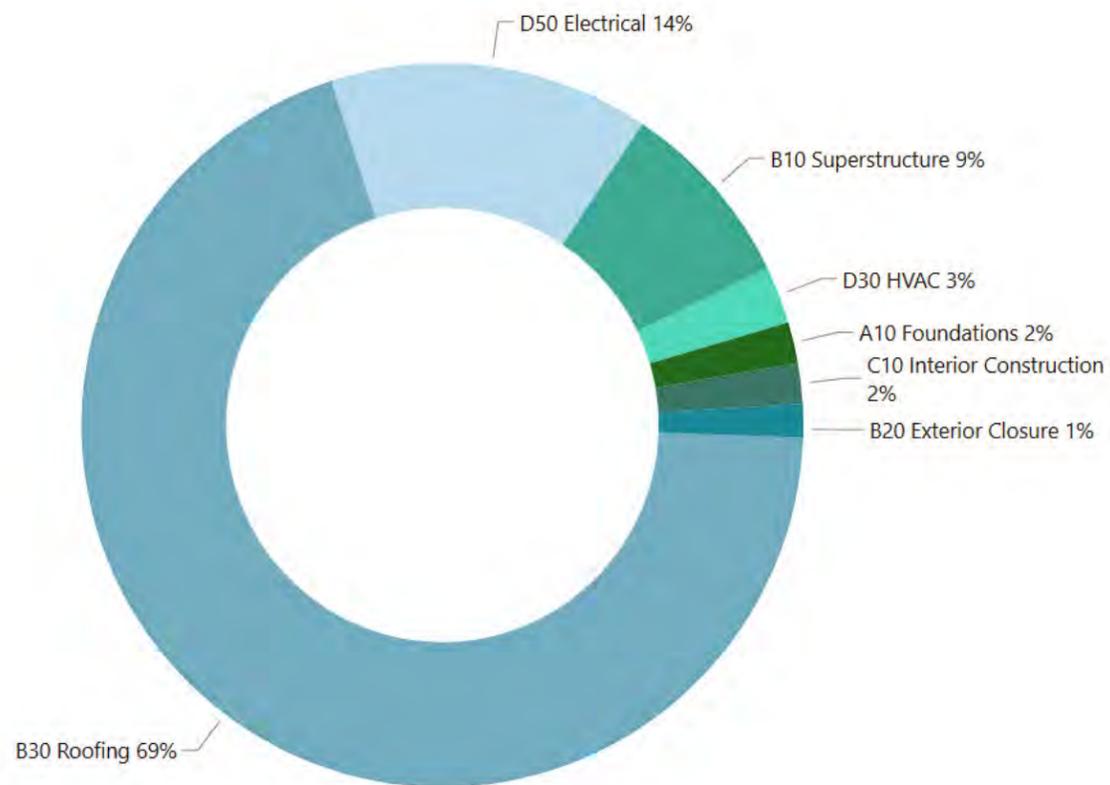
- ADA Barriers Count: 3
- Repair Cost: \$69,000

CRITICAL ISSUES:

- Wire glass in interior doors and windows.
- ADA issues like missing grab bars and at the shower.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 4%
Potential SUL: 2%

The Isabella Bush Records Center Building is a 30-year-old facility, with a 20-year-old addition. The steel frames and braces, in particular those in the original building, do not meet current code requirements. This may lead to damage and/or failure of specific connections.

Deficiencies include concrete cracking in the northwest corner of the 2001 addition, issues with the stair, and the separation joint between the adjacent building not being wide enough.

Recommendations include replacing existing braces, widen joint between the adjacent building, and repairing cracking.



KELSO

ADDRESS: 711 VINE ST
KELSO, WA 98626

SQUARE FOOTAGE: 60,585 SF

DATE CONSTRUCTED: 1970

17%
FCI
Poor

\$7.7
Million
Repair Cost

\$128
COST PER SF

10 36 32

COST SUMMARY:

- 10 Critical Components: \$1,067,000
- 36 Potentially Critical Components: \$3,420,000
- 32 Not Yet Critical Components: \$3,259,000
- Total (2023-2029): \$7,746,000

CAPITAL NEEDS:

- 10-Year Forecast: \$22,207,000
- 30-Year Forecast: \$106,247,000

ADA BARRIERS:

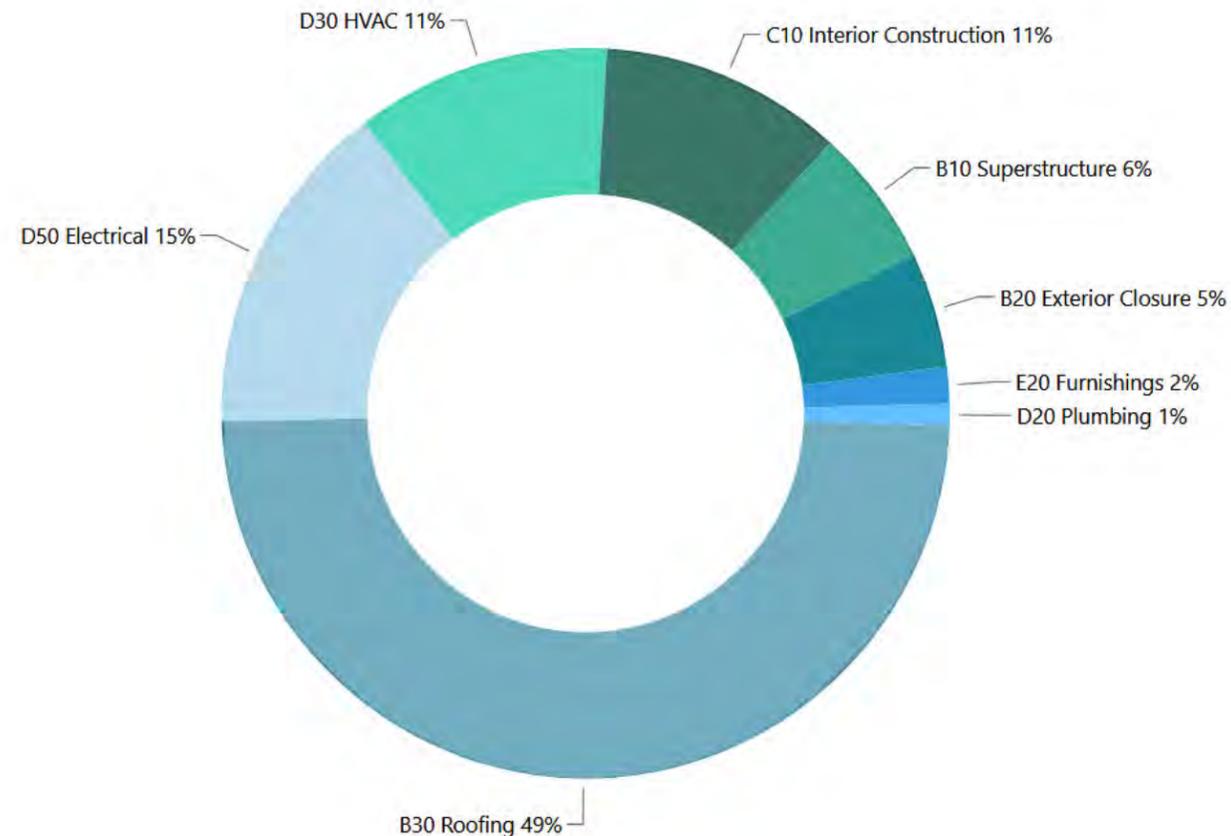
- ADA Barriers Count: 6
- Repair Cost: \$898,000

CRITICAL ISSUES:

- Skylights nearing end of life.
- ADA compliance issues like drinking fountains and restroom fixtures.
- Inadequate fall restraint system.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 2%
Potential SUL: 2%

The Kelso Building is a 40-year-old facility with a 30-year-old addition. It's a one-story with conventional wood framing. While a couple of deficiencies are noted, these systems tend to perform relatively well in seismic events.

Deficiencies include the overall area of brick supported by each tie exceeds the allowable.

Recommendations include field verifying existing brick anchorage and additional geotechnical investigations.



OLD CAPITOL

ADDRESS: 600 WASHINGTON ST SE, OLYMPIA, WA 98501

SQUARE FOOTAGE: 120,500 SF

DATE CONSTRUCTED: 1892



17%
FCI
Poor

\$40
Million
Repair Cost

\$332
COST PER SF

24 28 40

COST SUMMARY:

- 24 Critical Components: \$17,987,000
- 28 Potentially Critical Components: \$13,453,000
- 40 Not Yet Critical Components: \$8,578,000
- Total (2023-2029): \$40,018,000

CAPITAL NEEDS:

- 10-Year Forecast: \$255,625,000
- 30-Year Forecast: \$706,312,000

ADA BARRIERS:

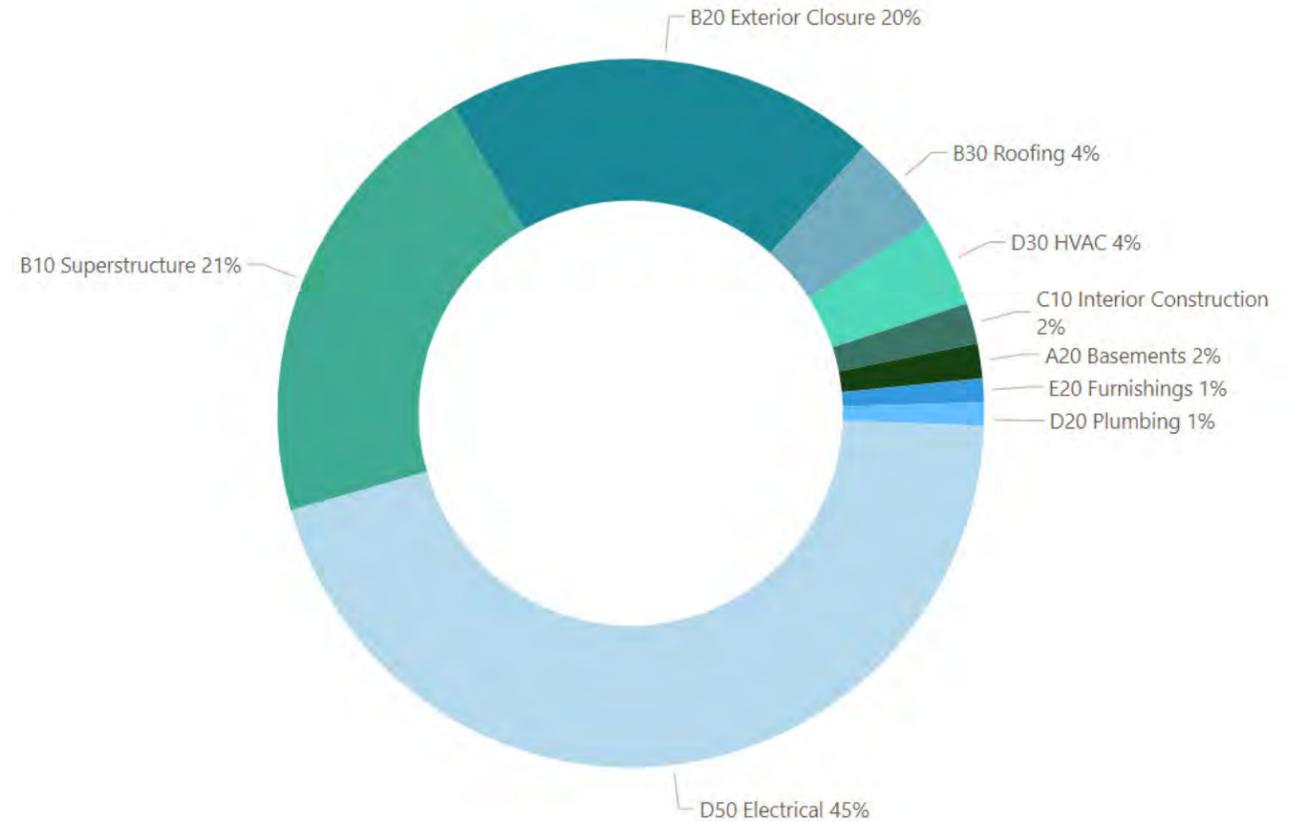
- ADA Barriers Count: 11
- Repair Cost: \$1,259,000

CRITICAL ISSUES:

Limited fall restraint systems prevent regular maintenance of roof areas.
Significant breaking, cracking, and exposed reinforcing steel in floor above crawlspace.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 26%
Potential SUL: 14%

The Old Capitol Building is a 130-year-old building that underwent seismic upgrades 40 years ago. While the upgrades improve how the facility will perform in an earthquake, in the last four decades seismic design forces, as well as detailing requirements, have changed significantly.

Deficiencies include insufficient *shear walls*, the potential that a beam may slide off a post in a seismic event, and unreinforced masonry falling during a seismic event.

Recommendations include providing additional shear walls and shear connections, and adding plywood sheathing to the roof/floor decking to increase strength.



PERRY STREET CHILD CARE

ADDRESS: 232 PERRY ST NW
OLYMPIA, WA 98501

SQUARE FOOTAGE: 7,138 SF

DATE CONSTRUCTED: 1950



14%
FCI
Poor

\$835
Thousand
Repair Cost

\$117
COST PER SF

5 13 20

COST SUMMARY:

- 5 Critical Components: \$262,000
- 13 Potentially Critical Components: \$274,000
- 20 Not Yet Critical Components: \$299,000
- Total (2023-2029): \$835,000

CAPITAL NEEDS:

- 10-Year Forecast: \$138,000
- 30-Year Forecast: \$6,873,000

ADA BARRIERS:

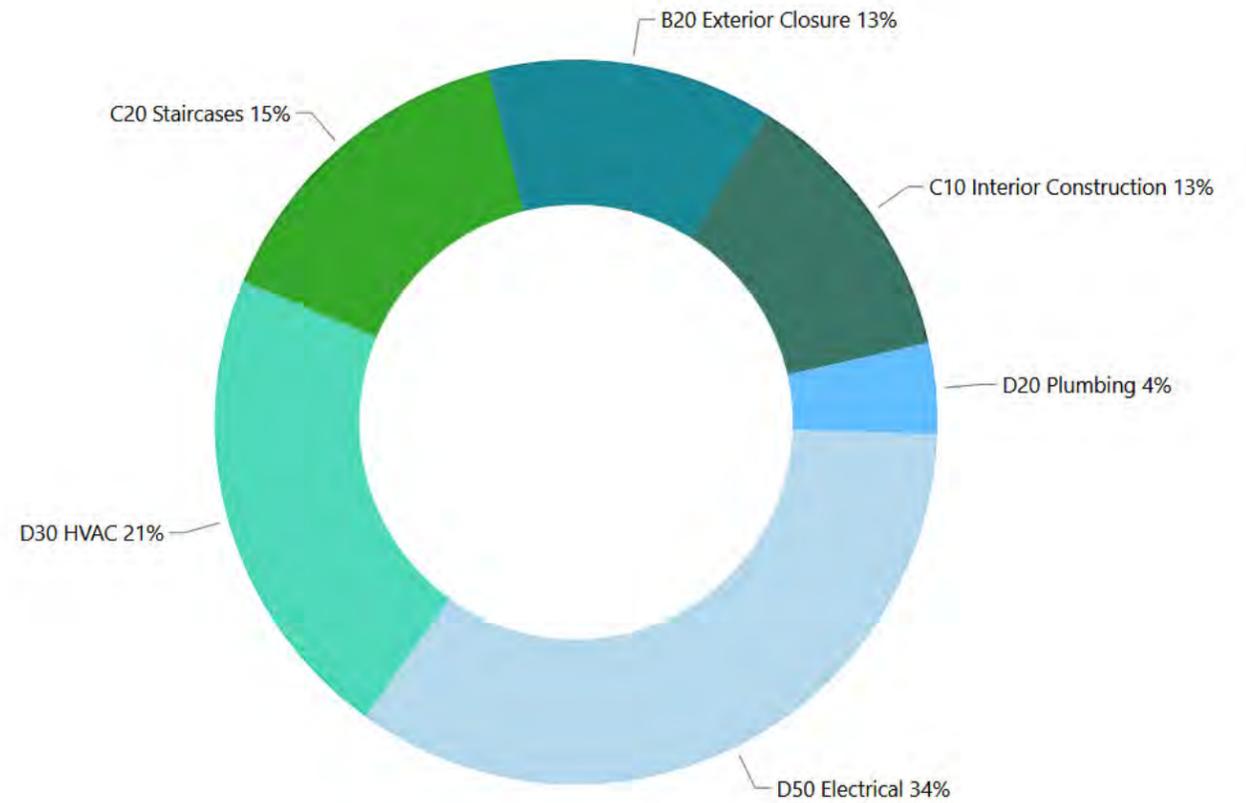
- ADA Barriers Count: 2
- Repair Cost: \$114,000

CRITICAL ISSUES:

- Missing hot water pipe insulation.
- ADA accessible drinking fountain needed.
- Children's restrooms not ADA compliant.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 4%
Potential SUL: 4%

The Perry Street Childcare Building is a 70-year-old facility with no previous seismic improvements. While older wood framed facilities generally perform satisfactorily in *minor earthquakes*, the noted deficiencies would lead to damage in larger seismic events.

Deficiencies include the concrete bearing walls likely not being anchored, and other concerns during a seismic event.

Recommendations include additional anchoring and bracing at deficient building components.



TUMWATER MODULAR

ADDRESS: 7510 NEW MARKET ST SW, TUMWATER, WA 98501
SQUARE FOOTAGE: 97,600 SF
DATE CONSTRUCTED: 1980



39%
FCI
Critical

\$20.3
Million
Repair Cost

\$208
COST PER SF

12 **23** **68**

COST SUMMARY:

12 Critical Components: \$11,291,000
 23 Potentially Critical Components: \$6,509,000
 68 Not Yet Critical Components: \$2,513,000
 Total (2023-2029): \$20,313,000

CAPITAL NEEDS:

10-Year Forecast: \$42,312,000
 30-Year Forecast: \$166,830,000

ADA BARRIERS:

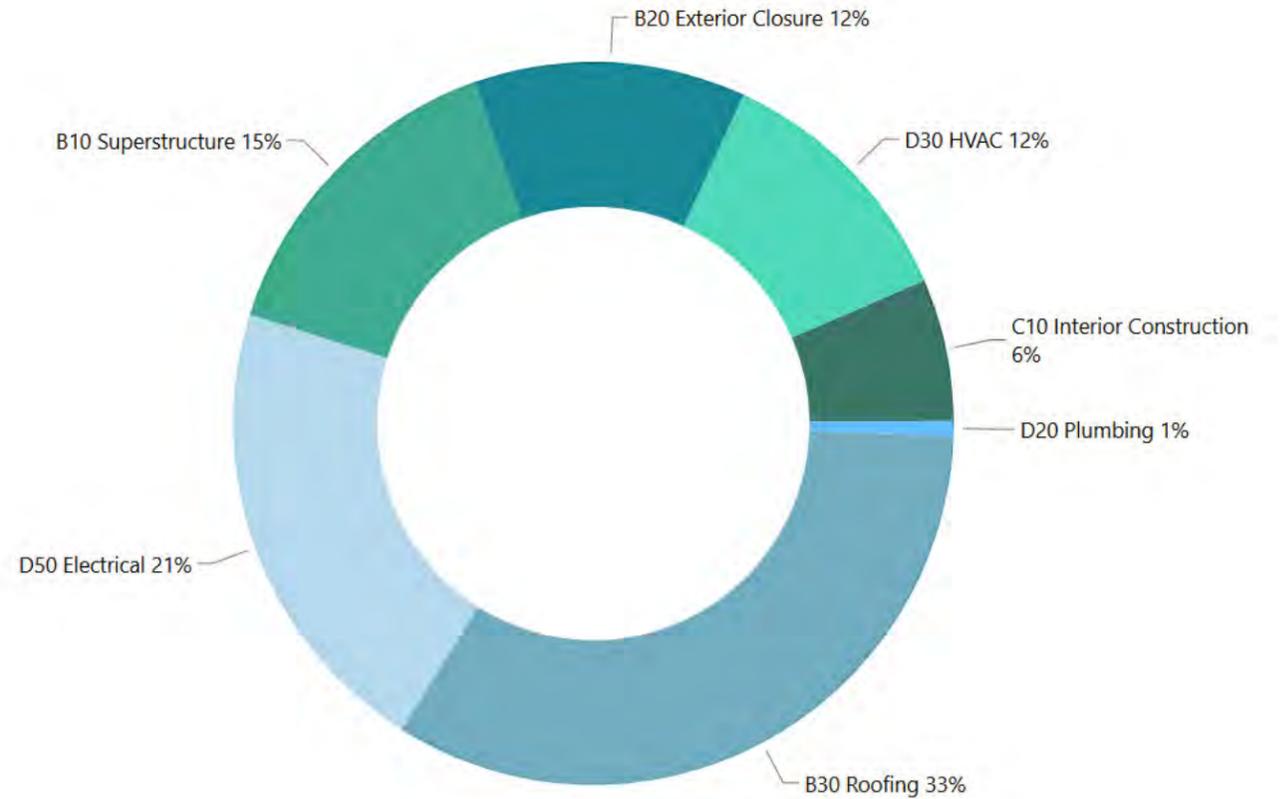
ADA Barriers Count: 4
 Repair Cost: \$1,206,000

CRITICAL ISSUES:

Abandoned HVAC units, inside and out.
 ADA issues including drinking fountains, door hardware, and restroom accessibility.
 Water around roof drains, and lower roof has no overflow drain.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 6%
Potential SUL: 6%

The Tumwater Modular Building is a 50-year-old facility with no previous seismic improvements. The steel frames and braces do not meet current code standards. This may lead to damage and/or failure of specific connections.

Deficiencies include various building components not meeting current code, and the concerns for the stair being damaged during a seismic event.

Recommendations include replacing existing braces with modern braces or shear walls, and performing further analysis of the stair.



UNION

ADDRESS: 120 UNION AVE SE
OLYMPIA, WA 98501

SQUARE FOOTAGE: 12,900 SF

DATE CONSTRUCTED: 1956

38%
FCI
Critical

\$4.5
Million
Repair Cost

\$354
COST PER SF

17 **12** **28**

COST SUMMARY:

- 17 Critical Components: \$2,678,000
- 12 Potentially Critical Components: \$1,814,000
- 28 Not Yet Critical Components: \$71,000
- Total (2023-2029): \$4,563,000

CAPITAL NEEDS:

- 10-Year Forecast: \$6,737,000
- 30-Year Forecast: \$28,395,000

ADA BARRIERS:

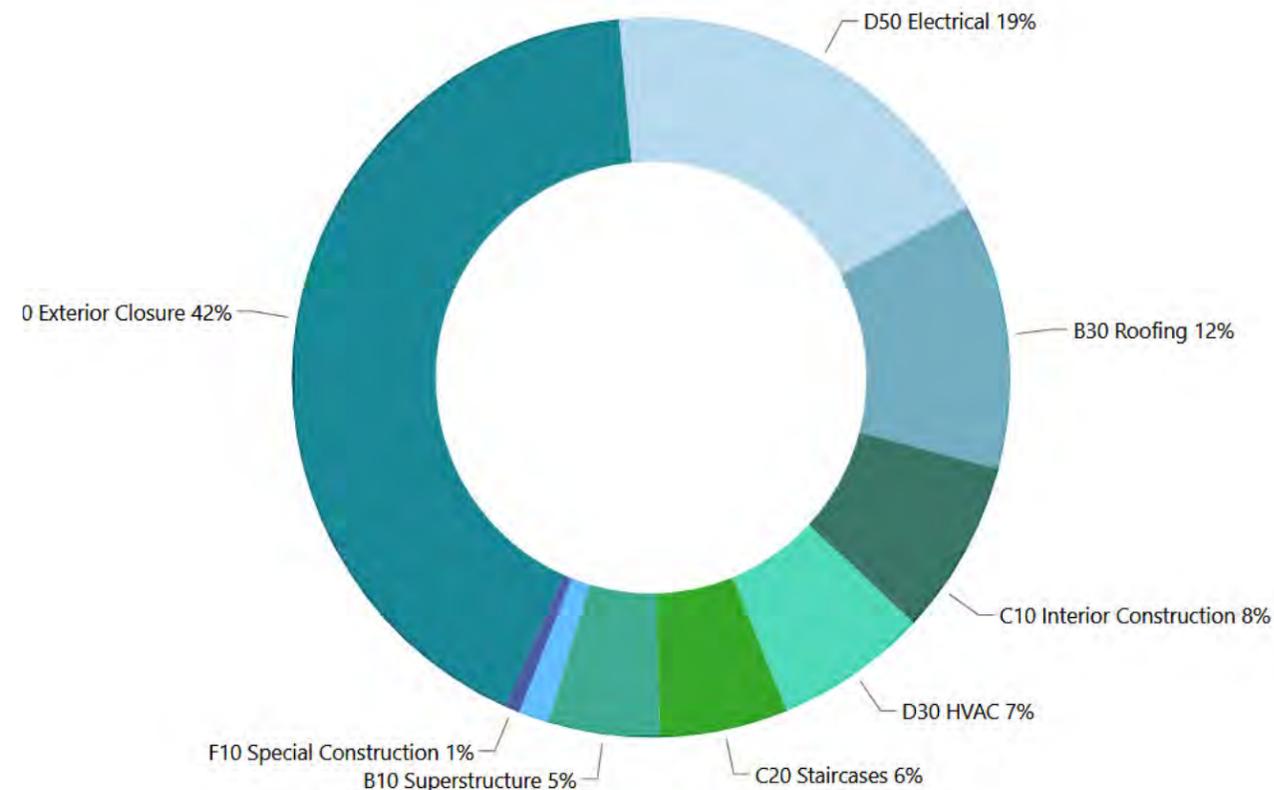
- ADA Barriers Count: 10
- Repair Cost: \$705,000

CRITICAL ISSUES:

- Numerous vertical cracks between unreinforced masonry.
- Cracked, unreinforced, and unanchored masonry chimney.



BUILDING SYSTEM REPAIRS



SEISMIC:

- Current SUL:** 25%
- Potential SUL:** 16%

The Union Building is a 70-year-old facility with no previous seismic improvements. It also appears to be constructed of unreinforced masonry, which tends to perform poorly in seismic events.

Deficiencies include various building components not meeting current code, and other issues during a seismic event.

Recommendations include providing new concrete or masonry walls, increasing the strength of the *shear walls*, and performing further analysis at the exterior stairs.



WASHINGTON BUILDING

ADDRESS: 1007 WASHINGTON ST SE, WA 98501

SQUARE FOOTAGE: 14,580 SF

DATE CONSTRUCTED: 1953

63%
FCI
Critical

\$8.8
Million
Repair Cost

\$609
COST PER SF

19 **27** **23**

COST SUMMARY:

19 Critical Components: \$6,239,000
 27 Potentially Critical Components: \$2,598,000
 23 Not Yet Critical Components: \$37,000
 Total (2023-2029): \$8,874,000

CAPITAL NEEDS:

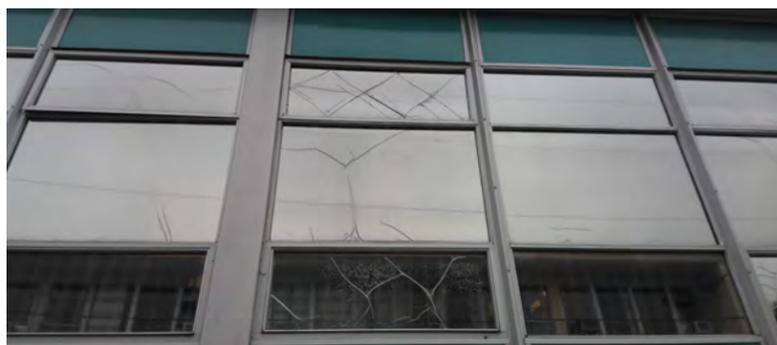
10-Year Forecast: \$9,807,000
 30-Year Forecast: \$35,725,000

ADA BARRIERS:

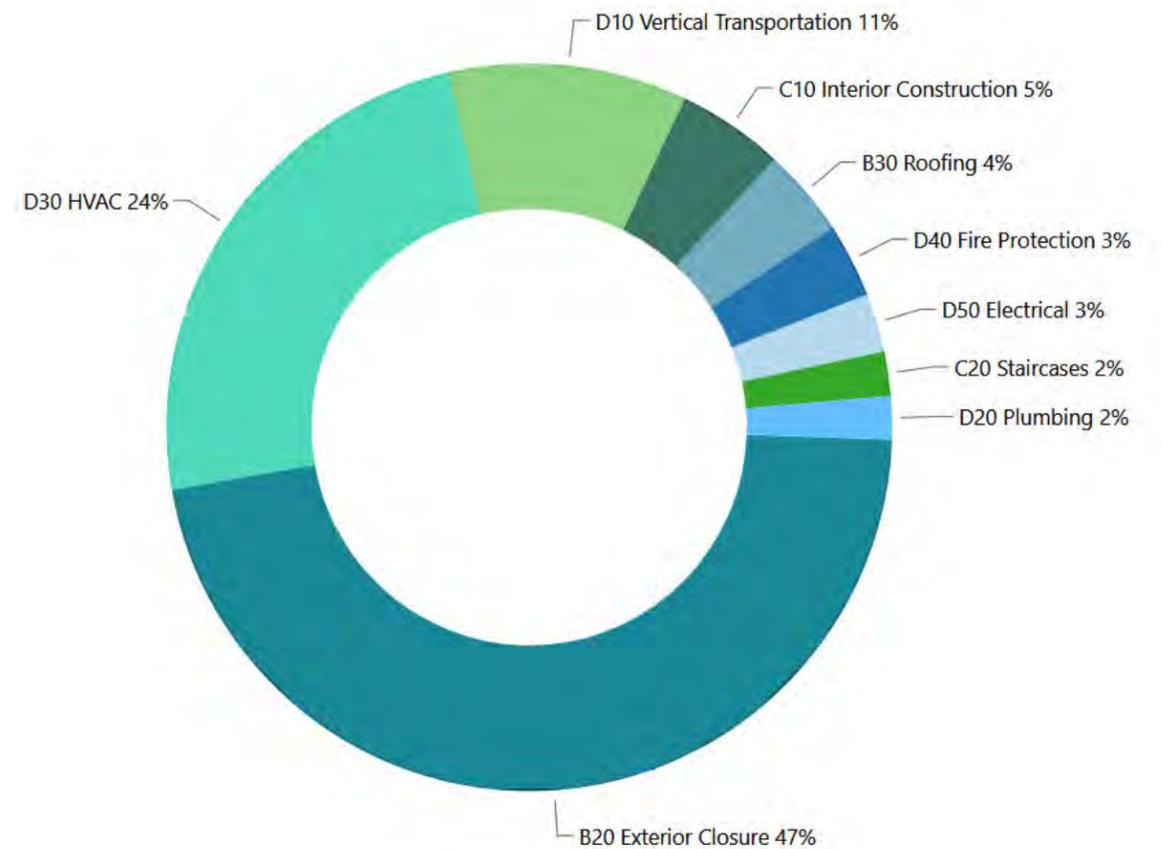
ADA Barriers Count: 12
 Repair Cost: \$1,970,000

CRITICAL ISSUES:

No fire sprinkler.
 Corroded roof drains impeding drainage.
 Obsolete and energy inefficient systems such as aluminum curtain walls and single-glazed windows.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 22%
Potential SUL: 15%

The Washington Building is a 70-year-old facility with no previous seismic improvements. It is a wood framed and unreinforced CMU (concrete masonry unit) building, which tends to perform poorly in seismic events.

Deficiencies include the capacities of the *shear walls* being insufficient, the existing wood roof/ floor *diaphragm* is insufficient, and multistory panels not detailed to allow for building *drift*.

Recommendations include modifying connections to allow for *drift*, providing new *shear walls*, and reducing chimney height to an allowable level.



YAKIMA

ADDRESS: 1002 N 16TH AVE
YAKIMA, WA 98902

SQUARE FOOTAGE: 99,000 SF

DATE CONSTRUCTED: 1986

15%
FCI
Poor

\$12
Million
Repair Cost

\$121
COST PER SF

17 12 28

COST SUMMARY:

17 Critical Components: \$2,622,000
12 Potentially Critical Components: \$4,327,000
28 Not Yet Critical Components: \$5,070,000
Total (2023-2029): \$12,019,000

CAPITAL NEEDS:

10-Year Forecast: \$14,323,000
30-Year Forecast: \$158,119,000

ADA BARRIERS:

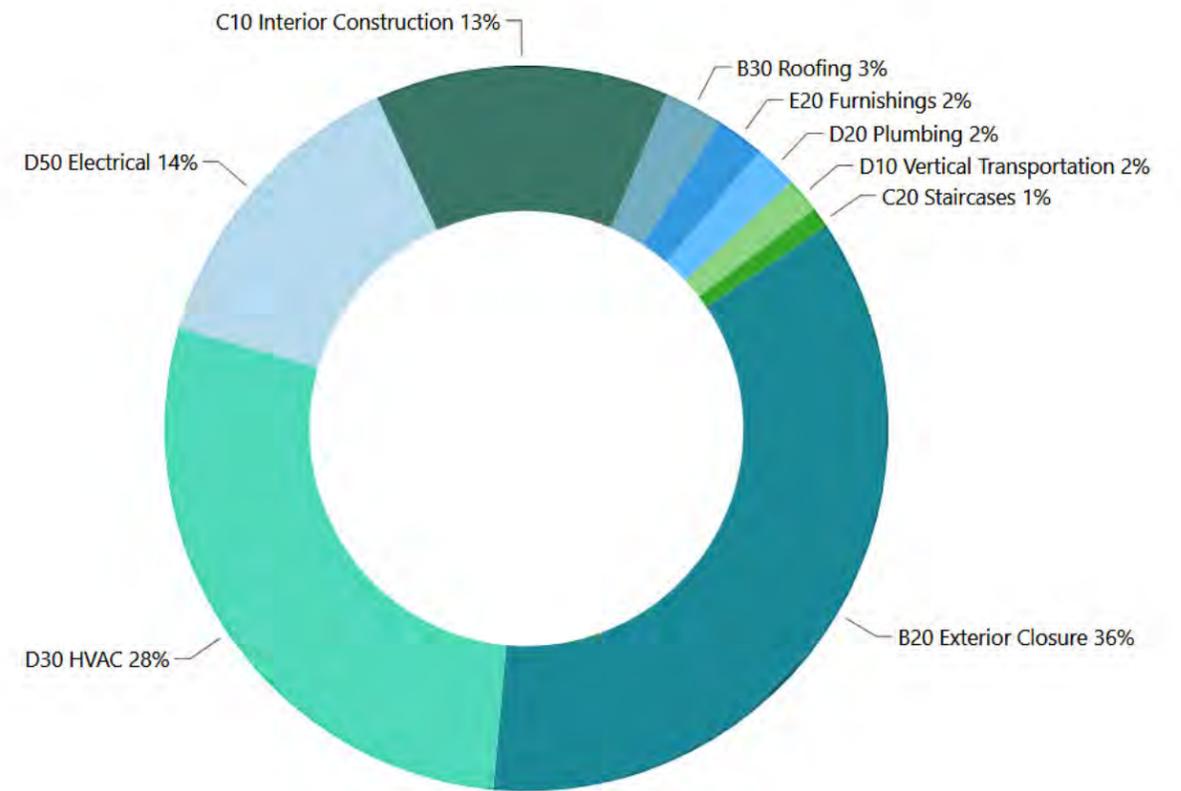
ADA Barriers Count: 6
Repair Cost: \$1,968,000

CRITICAL ISSUES:

All hot water and roof drain piping is missing insulation.
Various ADA issues.
Hot water heater is not functioning and is missing accessories to secure it.



BUILDING SYSTEM REPAIRS



SEISMIC:

Current SUL: 4%
Potential SUL: 4%

The Yakima Building is a 40-year-old facility with no previous seismic improvements. While seismic design forces are lower in Yakima than in the Puget Sound Region, the lateral systems still have some deficiencies.

Deficiencies include steel frame members or connections not meeting current code, and potentially inadequately fastened veneer.

Recommendations include replacing existing frames, braces, or shear walls, and field verifying existing brick anchorage.

GLOSSARY

FCA TERMS & DEFINITIONS

Observed Deficiencies (OD): An observed deficiency is a notable issue that is either seen by or disclosed to facility assessors by maintenance staff that:

1. Requires remediation or repair within the current or next two biennia.
2. Has an estimated direct cost that exceeds \$5,000.

Two exceptions to the \$5,000 cost threshold rule exist: the first is for any noted ADA noncompliance deficiencies regardless of their estimated cost, and the second is for the presence of wire glass, which is a known safety concern, even in small applications.

Backlog of Maintenance and Repair (BMAR): BMAR is a common term within the facility maintenance industry that refers to the estimated cost of overdue maintenance items. There are many ways to calculate BMAR. The method selected by DES defines BMAR as the sum of each facility's deficiencies, less than those that fall under the category of interior finishes. Generally, interior finishes were beyond the scope of this assessment. DES included ADA compliance review, and many, but not all, ADA deficiencies pertain to facility interiors.

Current Replacement Value (CRV): A facility's CRV is a sum of the value of the existing components that comprise that

facility. This conceptual cost is typically the denominator in the calculation of the Facility Condition Index (FCI). This cost stands for the theoretical value of the building based on its current type of construction and materials. It does not mean the cost of rebuilding a new facility. When considering a complete facility replacement, DES will complete a predesign report, including a detailed cost estimate, to find the replacement cost. For the 2023 FCA, representative per-square-foot cost models generated each building's CRV. Individual building replacement cost estimates are beyond the scope of this assessment.

Adjusted Current Replacement Value: The adjusted CRV is the CRV less the value of the facility interiors. DES omitted facility interiors from the BMAR calculation. The CRV does not contain the interior values, to avoid skewing the FCI calculation.

Facility Condition Index (FCI): The FCI is a numerical measure used to benchmark the condition of a facility over time and within a portfolio of multiple facilities. Defined as BMAR divided by adjusted CRV, it quantifies the cost of needed repairs or system replacements relative to the current value of the facility. A lower FCI indicates a better condition, while a higher FCI means that significant repairs, remodel, or complete replacement of a facility may be appropriate.

Capital Renewal Forecasts (CRF): Capital Renewal Forecast (CRF) cost estimates are from the same representative per-square-foot cost models as the facility CRV. CRFs supply rough-order-of-magnitude cost forecasts that consider the age and condition of each building system class. Whereas deficiencies document specific issues, with a detailed description of the problem, suggested remediation, and cost, CRFs cover general system renewals and do not describe specific repair or replacement projects.

As-built Drawings: These are detailed drawings created after the completion of a construction project, reflecting all changes made during the building process relative to the original design drawings. As-built drawings precisely represent the building as constructed, including all modifications, exact locations of all elements, and dimensions. They are crucial for future maintenance, renovations, or expansions, as they document the actual constructed state of a facility.

SEISMIC

Major earthquake: Most seismic codes use this for criteria as the "design" earthquake. An earthquake produces ground motions (shaking) at the site under consideration that have a 10% probability of exceedance in 50 years. The term for this is a 475-year return period. The Puget Sound area would expect a 30% of gravity (0.3g) ground acceleration.

Moderate earthquake: An earthquake that produces ground motions (shaking) at the site under consideration that have a 50% probability of exceedance in 50 years. The term for this is a 72-year return period. Examples of moderate earthquakes are the ones experienced in the Puget Sound area in 1949, 1965, and 2001.

Minor earthquake: An earthquake that produces ground motions (shaking) at the site under consideration less than a moderate earthquake and would be short. Examples of minor earthquakes are the recent Richter scale 5.5 earthquakes in the Puget Sound area.

Probability of exceedance: The probability that the ground shaking level or damage level will be exceeded.

Earthquake return period: The average time estimated time between earthquakes.

International Building Code (IBC): The IBC is a comprehensive set of national regulations for building systems that is consistent with and inclusive of the scope of originally regional legacy codes. It is the current, nationally recognized building code, and most states and building authorities have adopted the IBC.

Anticipated seismic performance of new construction built to meet the International Building Code:

- Resist a minor level earthquake ground motion without structural or nonstructural damage.
- Resist moderate levels of earthquake ground motion without structural damage but experience some nonstructural damage.
- Resist a major level of earthquake ground motion having an intensity equal to the strongest either experienced or forecast for the building site, without collapse, but with some structural and nonstructural damage.

Performance for essential facilities is designed to withstand force levels 25% to 50% greater than standard buildings.

The design intends for minimal structural and nonstructural damage after a major earthquake. Code generally does not require repairing the damage that has occurred before re-occupancy. The design intends that the facility will be in an operable condition after a major earthquake. Hospitals, police stations, and fire stations are common essential facilities.

International Existing Building Code (IEBC): Building Code Standard that addresses older buildings not constructed under current codes, specifically older unreinforced masonry buildings, concrete tilt-up building, wood buildings and concrete buildings. Its provisions for rehabilitation of unreinforced masonry buildings are less stringent requirements than new construction code demands. IEBC considers and balances the expense of retrofit, the value of the existing building stock, and the desired reduction in seismic risk.

Seattle Building Code (SBC) and Seattle Existing Building Code (SEBC): These codes are specific to the design of facilities within the City of Seattle. They are based on the International Building Code and International Existing Building Code, with modifications to account for local jurisdictional requirements.

ASCE 41-17 - Seismic Evaluation and Retrofit of Existing Buildings: This comprehensive standard, based on performance-based design, finds areas of seismic vulnerability with each common building type based on past seismic performance. The performance-level design criteria include Collapse Prevention, Life Safety, Immediate Occupancy, and Operational (the last for new construction only). ASCE 41-17 has become the accepted standard in the building industry.

Immediate Occupancy Structural Performance (ASCE 41-17 Performance Level S-1): A higher-level performance that focuses on keeping building functionality after an earthquake. The design expects light damage from a major earthquake. This performance level expects to maintain the building function with little to no disruption in service. ASCE 41-17 Level S-1 is the performance level for designing fire stations, hospitals, police stations, and other critical facilities.

Damage Control Structural Performance (ASCE 41-17 Performance Level S-2): defined as the post-earthquake damage state that falls between Immediate Occupancy (S-1) and Life Safety (S-3). Life Safety Structural Performance (ASCE 41-17 Performance Level S-3): at this level, after an earthquake the building will have damaged components but will continue to have a margin of safety before collapse. The facility may be unusable after an earthquake, with a low overall risk of injury from structural damage.

Limited Safety Structural Performance (ASCE 41-17 Performance Level S-4): defined as the post-earthquake damage state that falls between Life Safety (S-3) and Collapse Prevention (S-5). The intent of this performance level is to provide a building that will perform better in a seismic event than one that meets the Collapse Prevention criteria, but not fully to the Life Safety performance level.

Collapse Prevention Structural Performance (ASCE 41-17 Performance Level S-5): This is a low-performance level at which the damage to the building after a moderate earthquake may be severe. The lateral resisting system would have little residual strength, and large permanent deformations would occur. The building would likely be near collapse.

Structural Performance Not Considered (ASCE 41-17 Performance Level S-6): Assessors select this level when the evaluation/retrofit does not address improving the building's structural performance during an earthquake.

Hazard reduction/mitigation of seismic hazard: Building owners remove or strengthen elements of the building that have commonly performed poorly in past earthquakes or present a life/safety threat to the building occupants.

Structural damage: Damage to the structural elements of the building. A building with structural damage may require evacuation after an earthquake until the owner repairs the structural components.

Nonstructural damage: Damage to architectural, mechanical, electrical, or building components that do not affect the overall structural integrity of the building. Examples are window breakage, shelves overturning, and ceilings falling. This is the most common and may be the most expensive damage caused by an earthquake.

Lateral force resisting system: Those elements of the structure that provide its basic lateral or side-to-side strength and stiffness (to resist lateral forces due to wind or earthquake motion), without which the structure would be laterally unstable.

Vertical load resisting system: Those structural elements supply a path for the gravity loads to the foundation.

Drift: The horizontal movement of a building or structure due to the action of external forces, such as wind or earthquake.

Ductility: A measure of the ability of a material, elements, or system to deform beyond yield. (Yielding after material, element, system has exceeded its initial design strength without a significant loss in load-carrying capacity).

Redundancy: The presence of multiple structural support systems, so if one or several elements have substantial strength or stiffness loss, the other structural or nonstructural elements in the system can continue to support the building.

Brittle systems: Systems that do not have a defined yield phase (ductility) and quickly lose strength immediately after the displacement associated with peak strength. An example of a brittle system is unreinforced clay tile and brick masonry bearing wall systems.

Diaphragm: A horizontal or nearly horizontal system designed to transmit lateral forces to the lateral-force-resisting system's vertical elements (shear walls, braced frames).

Common diaphragm types are plywood sheathing, reinforced concrete, metal decking or concrete topping over metal decking.

Shear wall: A wall designed to resist lateral forces acting in the plane of the wall (parallel to the wall). Common shear wall types are plywood, reinforced masonry, or concrete walls.

Braced frame: An essentially vertical truss, or its equivalent. Two common braced frame types are concentric (members meet at a common point) or eccentric (to resist lateral loads, some members do not meet at common point). Steel members commonly construct braced frames.

Redundant load path: Secondary load path, normally independent of primary load path, to provide vertical support of floors and roof, if bearing walls or vertical frame fail.

Unreinforced masonry wall: Masonry walls, such as solid brick masonry, hollow clay tile, or concrete masonry unit (CMU), that rely on the tensile strength of masonry units, mortar, and grout to provide structural support. (The current code IBC requires reinforced masonry walls to resist tensile forces in our seismic risk zone.)

Strongback: Installing a secondary system, typically on the face of a wall, that improved the out-of-plane bending capacity of the wall. Typically installed on unreinforced masonry and concrete walls. The strongback system may be steel posts or wood stud/metal stud walls.

Unreinforced concrete wall: Concrete walls lacking reinforcing that rely on the tensile strength of the concrete to provide structural support. Nominally or minimally reinforced concrete walls act in a similar manner. (Current code (IBC) requires reinforcing steel to resist tensile forces in our seismic risk zone.)

Shotcrete: Concrete pneumatically sprayed on vertical or near vertical surfaces, typically with a minimum use of concrete formwork.

Re-entrant corner: A plan irregularity in a building, such as an extending wing, plan inset, or E, T, X, and L-shaped configuration, where large tensile and compression forces can develop at inside corner configurations.

Sub-diaphragm: Part of a larger diaphragm used to distribute loads

between structural components. Sub-diaphragms distribute tension loads from the anchorage of masonry or concrete walls to tension ties (crossties) across the building.

Crosstie: A beam, girder, or other structural member accumulating tension loads from wall anchorage and distributing them over the entire building width (diaphragm).

Richter Scale: This scale measures the amount of energy released in an earthquake. It uses a base-10 logarithmic scale, so every magnitude level increase (for example, M6 to M7) corresponds to 10 times the energy released.

Interplate/subduction zone earthquake: An earthquake that occurs directly at the interface of two tectonic plates. They typically have long reoccurrence levels (500 years or more) and can produce the largest magnitude earthquakes, upwards of M9 on the Richter Scale.

Intraplate subduction zone earthquake: A deep earthquake with an epicenter typically 25 to 40 miles below the surface that can produce large magnitude earthquakes, upward of M6 to M7 on the Richter Scale. They have a short reoccurrence level, often in the 35 to 50-year range.

Shallow earthquake: An earthquake that occurs at depths less than 25 miles. While they may release less energy than another earthquake (M5.5 to perhaps M7 on the Richter Scale), the shallow nature of the earthquake can often lead to more ground disruption and, therefore, more geographically isolated damage.

Scenario Upper Loss (SUL): This term refers to a risk assessment model used to

estimate the maximum potential financial loss due to earthquake damage in a building. The SUL is a percentage of the building's value, representing the repair cost after a seismic event. Comparing risk levels across different buildings helps in planning and budgeting for potential seismic upgrades.

Differential settlement: Differential settlement occurs when different parts of a building's foundation settle at uneven rates. This can be due to soil conditions, moisture content, or load distribution variations. Differential settlement can lead to structural issues such as cracks in the foundation, walls, and ceilings, and can significantly affect the integrity and functionality of a building.



REPORT

HILLSIDE EVALUATION AND PRELIMINARY DESIGN OLYMPIA CAPITOL CAMPUS, OLYMPIA, WASHINGTON (08-076)

Submitted To: Washington State Department of General Administration
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March 17, 2010

083-93287.400

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1.0 INTRODUCTION

The purpose of the Hillside Evaluation Project (Project) was to evaluate slopes on the Capitol Campus in Olympia for stability, risk of failure, and consequences of slope failure with respect to managing the campus assets such as buildings and infrastructure. The project was planned with three phases that included research, stability assessment, and reporting.

The Project was originally defined to include slopes from the south boundary of the campus to the north legislative parking area slopes extending to (but not including) Heritage Park. During a meeting with General Administration (GA) personnel on August 6, 2009, an expansion of the study area was discussed to encompass slopes near the Greenhouse and the GA Building. The slopes of the Heritage Park Trail have been extensively evaluated by others and are not included within the Project evaluation area. However, information related to the Heritage Park Trail is discussed when applicable to other project areas.

1.1 Scope of Services

The scope of services for this project consisted of three primary phases: Research, Stability Assessment, and Reporting. A brief description of the activities performed for each phase is discussed in the following sections.

1.1.1 Research

Visits to the General Administration (GA) archives were completed on several occasions (September 10 and December 4, 2008 and January 8, February 20, and September 16, 2009) to gather information related to geotechnical studies and construction of campus buildings. Information collected included historic borings, site plans, records of slope failures, and construction plans. Approximate boring locations from the reviewed reports were added to a project database in CAD format. The working project spatial database was developed in CAD using a CAD base file provided by Blair Prigge of Parametrix in December 2008.

A qualitative evaluation of the campus slope stability was also performed. The evaluation was performed during site visits by Golder geologists. Slope conditions and key slope features were documented during these visits.

1.1.2 Stability Assessment

Services performed under the Stability Assessment phase of the campus slopes included drilling two geotechnical borings, installing inclinometers to monitor slope movements, installing vibrating wire piezometers to monitor ground water conditions, and performing slope stability analyses. One boring was advanced behind the Pritchard Building; the other boring was advanced behind the Governor's Mansion.

The slope stability analyses were performed to identify areas with the greatest likelihood of slope failure. The slope stability analyses consisted of a relative ranking of the slopes by factor of safety for the static

condition. Subsurface conditions were modeled using information from borings completed by others on the campus and information from the borings advanced by Golder for this project. The slope locations analyzed for stability included:

- Slopes west of the Pritchard Building
- Slopes west of the O'Brien Building
- Slopes west of the Governor's Mansion
- Slopes east of the Powerhouse (both south and north of the steam lines)
- Slopes north of legislative parking area (North Parking Lot)
- Slopes west the Greenhouse
- Slopes west of the GA Building

Based on the results of the slope stability analyses, potential slope stabilization projects were identified.

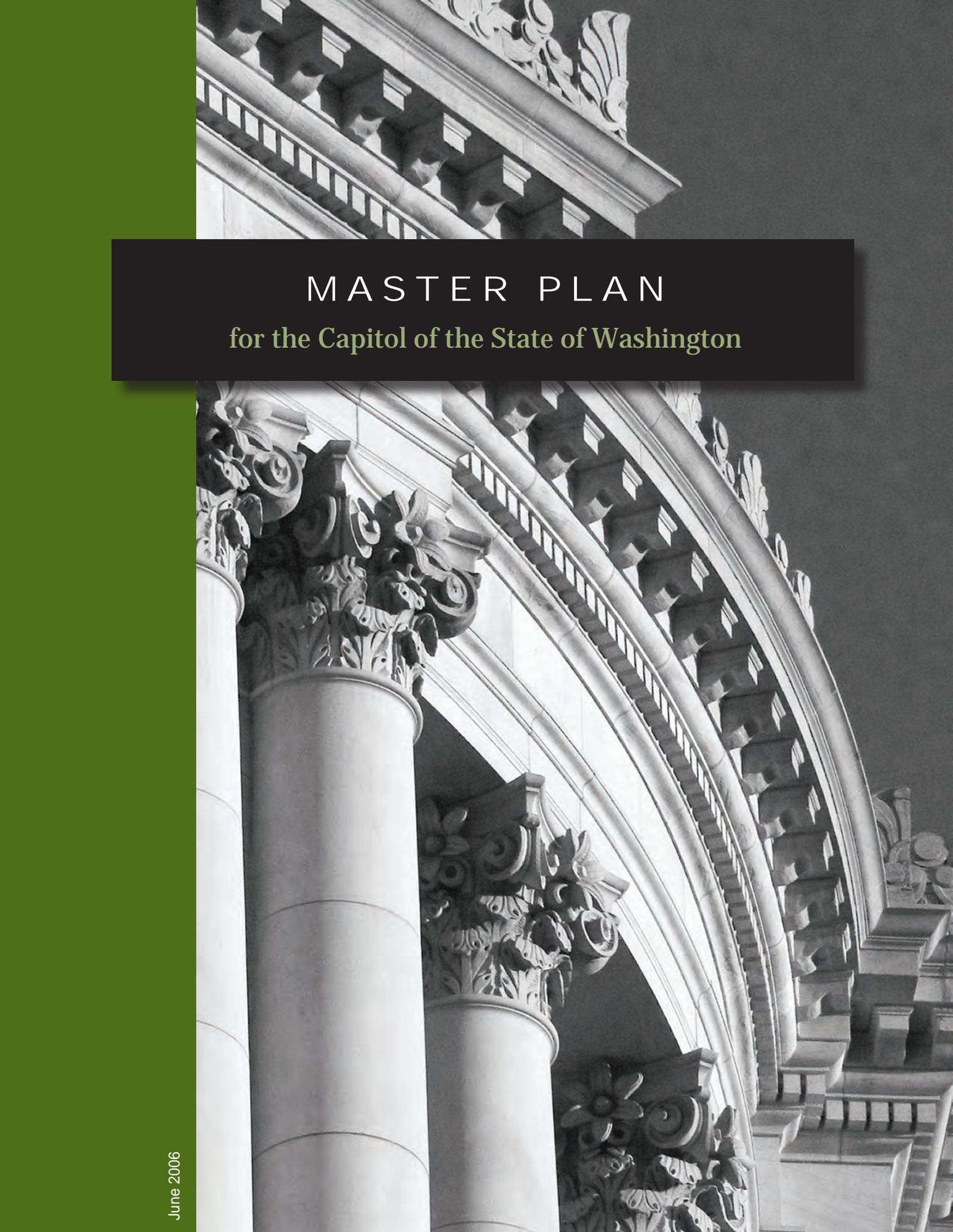
1.1.3 Reporting

The Final Reporting task was to provide a summary report document that incorporates project findings, evaluations, and completed technical memorandums. The final project bibliography and spatial database(s) were completed under this task. The reporting task also included preparation of a campus monitoring report.

1.2 Report Outline

This report documents the methods, results, conclusions, and recommendations of our geotechnical site investigation and slope stability analyses of the slopes on the Capitol Campus. The report is organized as follows:

- **Section 1 (Introduction)** this section.
- **Section 2 (Site Conditions)** outlines the physical setting of the project and provides a summary of our understanding of the history of the Capitol Campus slopes and nearby buildings and infrastructure.
- **Section 3 (Subsurface Explorations and Conditions)** describes the methods used to complete the field investigation, discusses the general geologic setting of the project, and summarizes the subsurface soil and groundwater conditions encountered during the field investigation; this section also describes laboratory testing and installation and monitoring.
- **Section 4 (Slope Stability and Risk Evaluation)** describes the results of our slope stability analyses and presents an overview of the risk evaluation and the results.
- **Section 5 (Conclusions and Recommendations)** summarizes conclusions about the causes of campus slope failures and presents recommendations to address stability issues.
- **Section 6 (Schematic and Final Designs)** presents an overview of the schematic designs and associated cost estimates.
- **Section 7 (Closing)** presents our closing statements.
- **Section 8 (References)** documents the outside resources referred to in performing the investigation and analyses.



MASTER PLAN
for the Capitol of the State of Washington

June 2006



Master Plan for the Capitol of the State of Washington

STATE CAPITOL COMMITTEE

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Marty Brown, Governor's Designee

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General Administration
STATE OF WASHINGTON



Rotunda - Legislative Building

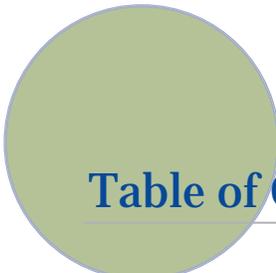


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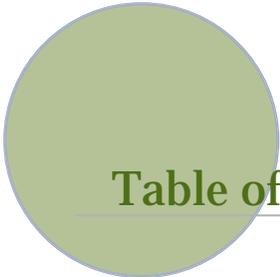


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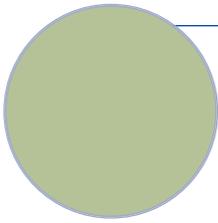
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Acknowledgements

Recognition of Those Who Helped Create This Document



Introduction

Vision

Master Plan for a New Century

From the sandstone lantern atop the Capitol dome to the emerald lawns below, the Legislative Building is the symbolic center of our state's democracy. Together with the surrounding state buildings and grounds, they firmly establish a sense of character, quality and permanence for Washington State and inspire pride and confidence in her citizens. But the practical requirements of governing a thriving society in the twenty-first century have long outstripped the capacity of this small collection of buildings. Today they are only one element of a complex of state government buildings in Olympia and its surrounding communities.

In Thurston County today, over 23,000 state employees operate from over 4.2 million square feet of state-owned facilities and over 4.1 million square feet of leased facilities. In addition, the state manages and operates 485 acres of public park property associated with the State Capitol Campus.

A new era demands a bold new vision. This, the first "Master Plan for the Capitol of the State of Washington" for the 21st century, offers a framework for strategically housing the considerable volume of contemporary state government activity in a way that demonstrates excellence, for the benefit of citizens, effective state services, and the capital community. It articulates a set of values that will positively shape the presence of state government in Thurston County in this new century.



Jeff Johnson

Legislative Building-Summer Morning 2005

The first expression of state government is through the hands and hearts of those who develop public policy and deliver public service. But state government is also manifest in the structures that house their activities. Through their physical presence, state government buildings can serve to honor and uplift public service while supporting state programs and activities.

Our experience of state government is further shaped by the vitality of the surrounding capital community, as representative of all of the communities of the state. The capital community in turn is deeply impacted by and derives character from the presence of state government. With carefully planned, high quality buildings and grounds, state government activity and its facilities can invigorate the capital community.

This Master Plan expresses a vision in which the design and placement of state facilities are based on sound and unchanging values; a vision in which design excellence means innovation in responding to the functional requirements of public programs and sensitivity to the context of the communities in which they are a vital part; a vision that honors statehood and public service with dignity and quality; and a durability that represents sound investment of public funds.

To achieve such a vision:

- State buildings, grounds and facilities must be highly functional, supporting the effective delivery of public services and providing the public with convenient access to the lawmaking process. This Master Plan describes principles and policies related to this ideal under the heading of *The Function and Purpose of State Government Facilities*.
- High-quality satellite campuses and individual facilities must be planned and sited in cooperation with local communities. They must contribute to community vitality through transportation management, historic preservation, place-making and smart growth approaches; and they must support local urban planning efforts. Principles that guide this vision are found under the heading *The Context of State Government Facilities*.
- Consistently high standards of technical and financial performance will result in durable state buildings that make social, economic and operational contributions. This vision is supported by principles and policies under the heading *The Durability of State Government Facilities*.

These three facility values – function, context and durability – provide the essential framework, or lens, through which future facility decisions can be brought into new focus, enabling this vision for the future of our beautiful State Capitol and the greater capital community to become reality.

facility values:

function

context

durability

Strategy and Scope

A Values-Based Approach

This Master Plan represents an important departure from previous planning methods. As indicated in the Vision statement, this Plan focuses on providing a values-based framework for decision-making. At the same time, it acknowledges that continued anticipation of, and planning for, change is critical and valuable. Where appropriate, the philosophy, direction, and design intent from previous Master Plans have been carried into this Plan. The continued implementation of these elements will be measured against the values framework of this Plan.

A Broader Understanding

Seeking to address all of the ways in which the state has a visible facility presence in the capital community, the 2006 Master Plan takes a broader perspective than past planning efforts. There are two important aspects to this expanded viewpoint:

- First, it covers all of Thurston County, encompassing major geographic areas unaddressed by previous planning efforts, including the Capitol Lake region in particular.

- Second, it includes facilities that are leased for state occupancy, as well as buildings that the state owns. This is a significant departure from past planning and represents an important acknowledgment of the state's influence on the community well beyond the state-owned campus boundaries.

Specifically included within the scope of this Plan are all of the headquarters, administrative offices and service delivery locations for state government in Thurston County, all of the park lands and grounds associated with these facilities, and Capitol Lake. Not included are technical, operational and field facilities such as fish hatcheries, environmental laboratories, boat launches and other state park facilities. Educational facilities are also excluded.

“The Master Plan should be designed not to create projects but to accommodate projects.”

- Fred King, Capital Campus Design
Advisory Committee, February 24, 2005

“The Master Plan needs to be strong enough to be useful but flexible enough to be practical.”

- Wolfgang Opitz, Office of Financial
Management, August 11, 2005

“Functionality, context and durability are the three factors of good design. And they might fit the Master Plan as well.”

- Dennis Haskell
April 29, 2005

Organization and Format

Organization of this Plan is based on the following hierarchy of thought:

- **Principles**
- **Policies**
- **Guidelines/Standards/Criteria**
- **Plans**

The Master Plan contains the first two tiers – the principles along with the policies that implement them. Guidelines, standards and criteria that give further dimension to the policies, as well as the specific plans that result, are not contained within this Master Plan. These documents will be found at the Department of General Administration and on the Master Plan’s web site.

The seven principles of this Master Plan are grouped into three major divisions:

Function and Purpose

This section contains the principles and policies at the most basic level of why government buildings exist: public use and enjoyment, access to elected leadership, and the delivery of services to the public.

Context

This section contains the principles and policies that provide decision-makers with a framework and perspective. Government facilities are symbolic of statehood and

state government. Some are also historic by the nature of when they were built and by the timeless quality of their architecture. Government facilities are also important parts of the larger community.

Durability

This section provides the principles and policies for the third value – the capacity of state facilities to perform well for extended periods of time both technically and financially.

Opportunity Sites

A fourth section is included that identifies undeveloped and under-developed areas on the three campuses. No effort is made to identify specific projects for the Opportunity Sites – only the opportunities and constraints they present.

Implementation

Most facility development master plans have an implementation section for accomplishing the many projects identified in its pages. Translation of this Master Plan’s principles and policies into specific projects will take place during the development of departmental strategic initiatives, sub-campus plans, business plans, 10-year capital budget plans, leasing plans, etc., all of which derive their direction from the Master Plan.

Methodology for Future Updates

One of the most difficult aspects of any master plan is that it too soon falls out of touch with reality. A common method of updating large complex master plans is to review and revise on a 10-year cycle. However, by that time, much of the plan is outdated (no one has used it for years) and it is usually quite costly to do such a massive re-write.

A better and less costly method is to keep a master plan up-to-date all the time. This is a simple enough concept, but caution must be exercised to find the right frequency and reasons for updating. If the plan is updated or changed too often, it ceases to be a plan, or at least not a “Master Plan.”

It is intended that this plan be reviewed for possible updates on a biennial basis in parallel with biennial budgeting. Additionally, this Plan is bound in a manner that allows partial updates of selected portions.

The organization and format for this Plan provides a systematic approach to updates:

PRINCIPLES: These are on the upper-most tier and should be the most stable and least likely to change of any part of the Master Plan.

POLICIES: These should be fairly stable and subject to change only when there are strong extenuating circumstances.

GUIDELINES, STANDARDS AND CRITERIA

Although not included in the pages of the Master Plan, these should be reviewed often and changed to keep up with new technology, economic conditions, etc.

PLANS: These are on the lowest tier and should be subject to the most frequent revisions.

With this general methodology in mind, it is envisioned that this Master Plan can remain relevant for a much longer period of time than any of the state’s previous master plans.

Property Evaluation Report

MODULAR BUILDING ASSESSMENT

& CRITICAL REPAIRS

Project Number 2016-286

Tumwater, Washington



Washington State Department of Enterprise Services

by



Ehm Architecture Inc.
1200 Fifth Avenue, Suite 1208
Seattle, WA 98101

July 5, 2016

MODULAR BUILDING ASSESSMENT AND CRITICAL REPAIRS

Project Number 2016-286
Tumwater, Washington

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EXECUTIVE SUMMARY

Introduction: Ehm Architecture was engaged by DES in March 2016 to perform a Building Assessment, to report on our findings and to make recommendations for emergency repairs. This assessment covers Architectural, Mechanical, Structural and Electrical Systems. Each recommended repair is listed as a separate line item, which includes estimated cost of repairs and priority level. The priority levels are offered for the benefit of DES, to assist with determination of which items will be included in its legislative funding request for its 10-year capitol plan.

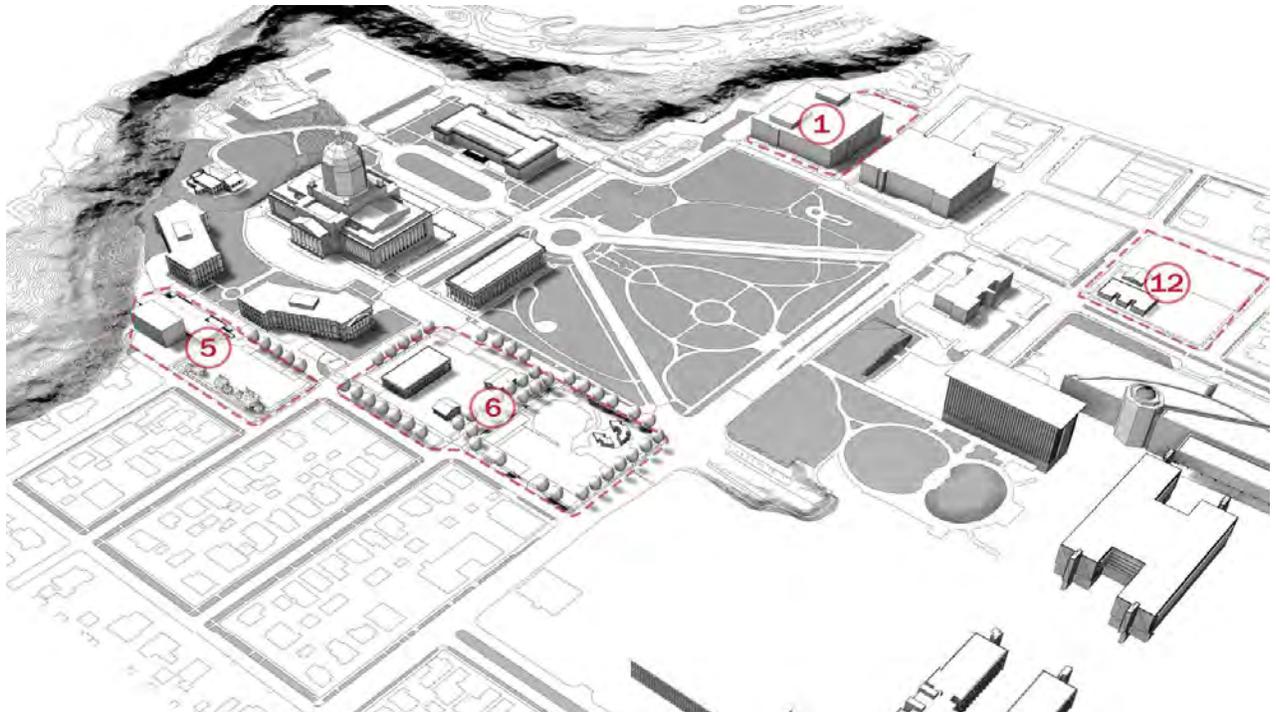
Architectural: The original roof system was installed as part of the original building construction in 1980, was repaired in 1992 and was replaced in 2000. The roof repair has outlived its useful service life, and is recommended for full replacement. The exterior finish of the building has deteriorated over time, with minor damage to exterior insulating panels and failure of thermal and weatherproofing seals between panels. We recommend repair of damaged panels, replacement of panel seals and painting of the building exterior. Dock levelers have either outlived their useful service life, or require preventative maintenance and repair. Overhead rolling door assemblies have outlived their useful service life and need to be replaced.

Ship's ladders do not meet current building codes, and constitute a potential hazard to facility employees. They are therefore recommended for replacement. Concrete ramps, guardrails and Accessible Path of Travel at the building entry do not comply with ADA Accessibility and Building Code Regulations. They are recommended for replacement or reconstruction to achieve full compliance. Current site drainage and lack of storm drains in the parking lots result in ponding of water adjacent to the building and in the easterly parking lot. These conditions have significant potential to undermine the building foundation, and have accelerated degradation of the asphaltic parking lot. We recommend remedial grading with new paving at these areas.

Mechanical – Outside air is insufficient to control indoor fumes and odors from printing processes. Intake air volumes are recommended to be adjusted accordingly. Air handling units violate current State Energy Code, and are to be replaced. This replacement will require air terminal units and ductwork to be replaced as well. The cooling tower and hydronic system has outlived their useful service life, and should be replaced. Various components of the HVAC system are either in disrepair or are inadequate for their intended purpose. These items should be replaced. There are insufficient cleanouts for the main sewer line at the south side of the building and the four sewer laterals entering the building from the east, making inspection and maintenance difficult. We recommend installation of new cleanouts on the main sewer lines and laterals. Sanitary sewer main and lateral piping exhibit evidence of moisture and sedimentary intrusion at the joints. We recommend relining larger pipes and replacing smaller pipes. Some roof drain assemblies and rainwater leaders in the Low Bay area are not properly insulated, allowing heat loss through the piping. We recommend insulating those elements to improve overall energy efficiency.

Structural – The existing parapet is not adequate for fall protection and does not meet current building code for life safety. We recommend vertical extension of the parapet. Cooling tower fall restraint is inadequate, but this condition will be rectified through the planned replacement of the cooling tower with low-rise, roof-mounted cooling equipment. The mezzanine structural system is inadequate for posted loading capacity, so we recommend that the posted capacity be lowered to reflect the design capacity. Storage racks appear to be overloaded beyond their design capacities. We recommend limiting rack loading to maximum design capacity. The building's structural system is inadequate to resist code-prescribed lateral loading in a seismic event. Given the building use's importance in a significant, regional earthquake event and the State's need to keep it operational, we recommend structural retrofits to strengthen the building to code-prescribed levels.

Electrical – We recommend preventive maintenance of electrical equipment, to extend its useful service life and to prevent hot spots and overloads. Replacement of the power distribution system is not warranted at this time, and will continue to function with the system maintenance recommended. From among our recommended options to maintain, upgrade or replace the existing lighting system, DES has opted to maintain the existing lighting system.



STATE CAPITOL DEVELOPMENT STUDY OPPORTUNITY SITES 1, 5, 6 & 12

Pursuant to 2EH Bill 1115
Section 1100 - Capitol Campus Predesign
Section 1101 - State Capitol Master Plan

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
PROJECT NO. 2016-918

01 March 2017

SCHACHT ASLANI ARCHITECTS | MITHUN

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EXECUTIVE SUMMARY

INTRODUCTION

Under 2EHB 1115, the Washington State Legislature funded two related studies to provide planning for the state capitol campus in the 2015-17 Capital Budget:

CAPITOL CAMPUS PREDESIGN – SECTION 1100

- Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
- The predesign must identify potential tenants, project costs, and schedules.

STATE CAPITOL MASTER PLAN – SECTION 1101

- Identify potential development sites and infrastructure that may be needed for further development.

STUDY GOALS

The buildings designated for study are aging structures with significant deficiencies. The GA, Pritchard and Newhouse Buildings all have critical health and life safety issues that should be addressed immediately.

Awareness of these problems has been the stimulus for multiple studies to renovate or replace the buildings over the past decade. However, proposed solutions have not aligned with available capital resources. The facilities continue to deteriorate.

A goal of this study is to offer a fresh look at the problem by offering strategic, cost-effective options that consider integrated development of multiple sites in order to meet program, parking and facility condition needs and take new approaches to planning issues like co-location and adapting historic resources to new uses.

The buildings designated for study align with four “Opportunity Sites” identified in the 2006 State Capitol Campus Master Plan:

- General Administration (GA) Building
Opportunity Site 1
- Pritchard Building
Opportunity Site 5
- Newhouse Building
Opportunity Site 6
- ProArts site
Opportunity Site 12

A goal of this study is to inform the master plan which did not identify specific uses or development strategies for the Opportunity Sites.

PROCESS

In late April 2016, the Department of Enterprise Services (DES) selected Schacht Aslani Architects to prepare an abbreviated predesign study.

STAKEHOLDERS

Stakeholders for the study included representatives from the Office of Financial Management (OFM), the Legislature, and DES. The process included outreach to City of Olympia officials and an open public meeting attended by Olympia residents. The consultant team made a presentation to the State Capitol Committee (SCC), held two informational meetings, and made a presentation to the Capitol Campus Design Advisory Committee (CCDAC).

APPROACH

The process was organized around three phases of study.

DISCOVERY

- Review of program information provided by the Legislature, OFM and DES.
- Master plan and site development studies related to the state capitol campus.
- Campus transportation and parking needs.
- Previous feasibility, predesign and design studies related to the four Opportunity Sites.
- Consultant team tours of the designated sites and buildings.

ANALYSIS

- Assessment of existing facilities conditions.
- Evaluation of the maximum development capacity of each site in terms of gross square footage and parking counts.
- Evaluation of site infrastructure required to support development including parking, stormwater and utilities.
- Evaluation of alternative development concepts for each of the four Opportunity Sites including cost estimates.

SCENARIO PLANNING

Preparation of scenarios that integrate development concepts for individual sites into strategies that leverage the resources of multiple sites to meet clearly identified program and parking requirements, deal with deficient facilities and provide cost-effective solutions.

PRIOR PLANNING

Recent capitol campus studies that provide data and guidelines relevant to the four Opportunity Sites include:

- 2006 State Capitol Master Plan
- 2007 South Edge Sub-Campus Plan
- 2009 West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan
- 2014 West Capitol Campus Drainage Master Plan
- 2014 State of Washington Capitol Campus Transportation and Parking Study
- 2016 Capitol Campus Utility Renewal Master Plan Update
- 2016 Capitol Campus Combined Heat and Power Plant Proposal

All four of the Opportunity Sites have been the subject of multiple planning and design studies for the development of state office facilities.

Site 1: General Administration Building

was the subject of five separate planning and design studies between 1992 through 2012 with the intent of replacing the GA Building with a new state office building. Plans for a 214,158 gross square foot Heritage Center project were taken through design development before the project was cancelled in 2010 as the state's capital resources fell during the recession.

Site 5: Pritchard Building & Parking Lot

has been studied multiple times. Paul Thiry, the original architect, and others produced concept plans to expand the Pritchard Building. The Pritchard Building and the adjacent parking lot were studied three separate times between 2002 through 2006. Plans were developed to expand the 55,485 gross square foot building to 63,290 and construct a 210 car underground parking garage and public plaza.

Site 6: Newhouse Building

has been studied for the development of new state office buildings going back to the 1970s. A 2007 feasibility report included a 55,000 gross square foot replacement for the Newhouse Building and a new, 150,000 gross square foot office building.

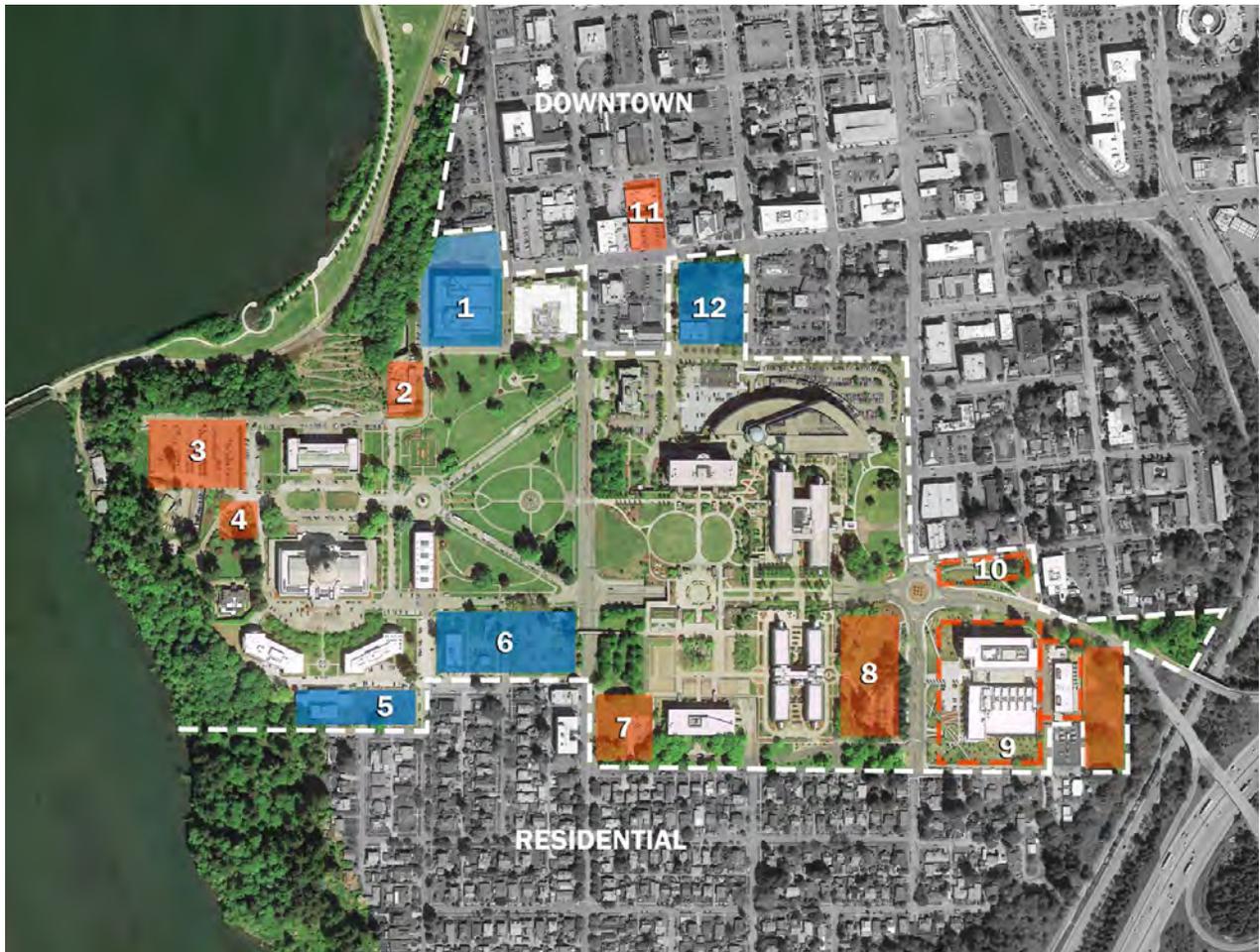


FIGURE 1 STATE CAPITOL MASTER PLAN OPPORTUNITY SITES

- | | |
|---|---|
| 1 General Administration Building & Parking Lot | 7 Old IBM Building |
| 2 Conservatory | 8 East of Transportation Building |
| 3 Mansion Parking Lot | 9 1500 Jefferson Street SE (developed) |
| 4 West End of Flag Circle | 10 14th Avenue, North Side |
| 5 Pritchard Building and Parking Lot | 11 Union & Washington |
| 6 Newhouse Building, Press Houses & Visitors Center | 12 ProArts Building, State Farm & Centennial Park |

- PREDESIGN OPPORTUNITY SITES**
- OTHER OPPORTUNITY SITES**

Site 12: ProArts Building

was studied in 2010. The predesign study included a 170,000 gross square foot state office building to replace the ProArts Building with 50 cars of underground parking.

These studies provide valuable information in terms of existing site and building conditions studies and identifying the development capacity for each site. A detailed summary of the studies is included in the Appendix.

PROGRAM NEEDS

The Legislature, OFM and DES provided program information. OFM indicated that offices should be planned to allow shared use of facilities and resources by multiple agencies, adapt to change and accommodate the ongoing evolution of the contemporary workplaces.

Future development of agency offices was discussed, but a need was not identified as indicated in OFM’s 2017-23 Six-Year Facilities Plan, dated January 2017.

LEGISLATURE

Legislative program needs include the following:

- overcrowding in the House’s offices;
- replacement of undersized Senate offices in the existing Newhouse Building; and
- space for legislative support services should be in close proximity to the legislature’s offices.

Space Allocation Table

	EXIST'G	NEW	TOTAL
HOUSE			
Legislative Building	45,078	0	
O'Brien Building	78,224	0	
New Office Space	0	36,698	
ST NET SF			160,000
SENATE			
Legislative Building	38,292	0	
Cherberg Building	70,881	0	
Newhouse			
Existing	22,032	0	
Replacement	0	32,078	
ST NET SF			141,251
LEG SUPPORT			
Pritchard Building			
Existing	22,289	0	
Replacement	0	22,289	
Storage		3,000	
ST NET SF			25,289

Gross Building Square Feet

Gross square feet are based on a 65% efficiency ratio.

	NEW NET SF	NEW GROSS SF
HOUSE	36,698	56,459
SENATE	32,078	49,350
LEG SUPPORT	22,289	34,285
TOTAL	91,065	140,094

Program needs should be fulfilled in close proximity to the Legislative, Cherberg and O'Brien Buildings to facilitate legislator and staff interaction, and leverage shared resources. Co-locating new offices and support space would allow shared use of resources such as meeting rooms and improve space use efficiency, adaptability and flexibility, initial and life cycle costs.

VISITOR SERVICES

Existing facilities do not have the capacity to accommodate the high volume of individuals and groups that seek access to the capitol campus to engage with their state’s government.

2,500 school children were denied tours in 2015. 150 event requests were denied during the 2015 Legislative Session. There is limited space for large groups to assemble other than on campus lawns which is challenging during inclement weather and impacts the landscape. Restroom capacity is not adequate to accommodate assemblies, events, and tour groups.

Visitor support functions take place in makeshift spaces inside buildings, congesting hallways, and detracting from the historic environment. Visitor services and public amenities are scattered across campus. Centralizing these functions would improve access and functionality.

DES outlined program needs for a consolidated Visitor Services Center. These include a welcome center for visitor orientation; an education center for exhibits, presentations and lectures; a visitor’s area with internet access for people visiting the Capitol to meet with legislators, officials, and staff; and event, conference and meeting space for groups of twenty to 100 or more.

SWING SPACE

The 2017-2027 Capital Plan for the capitol campus includes the phased, major renovation of five office buildings. Space must be vacated during construction which means that 90,000 to 180,000 rentable square feet of swing space is needed to temporarily house state employees.

Market research indicates that adequate commercial space is not available to provide the required swing space. Even if commercial space was available the cost of tenant improvements to occupy it would be lost after the renovations are completed and the leased space is vacated. The construction of a state owned office on state property could meet the projects' swing space needs and be subsequently used to house state agencies.

CAMPUS NEEDS

The State Capitol is an important cultural resource. The historic west campus was planned and designed by Wilder & White, Architects and the Olmsted Brothers. The Legislative Building forms the center of the historic capitol group, and is surrounded by the Temple of Justice, the Insurance, O'Brien and Cherberg Buildings, and the Governor's Mansion. Development was focused here through the end of the 1950s. Subsequently, agency office buildings were erected on the east campus.

The state has authority to regulate land use at the State Capitol.

DEVELOPMENT GUIDELINES

The 2006 State Capitol Master Plan and subsequent, related studies provide guidelines for site and building development.

USES

The master plan identifies the importance of maximizing opportunities for public use and access. It calls for an assessment of the highest and best use of the Opportunity Sites and encourages co-location of services to maximize efficiency.

The master plan indicates that buildings on Opportunity Sites 5 and 6 should host functions

critical to effective operation of Legislative Building activities. Uses in buildings on Site 1 should relate to the effective operation of the functions in the Legislative Building. Uses on Site 12 should be related to state agencies, executive branch offices and other activities related to functions on the west campus.

SURROUNDING NEIGHBORHOODS

The master plan calls for improved pedestrian connections between the capitol campus and the historic residential neighborhood to the south and downtown Olympia to the north.

HEIGHT AND SETBACKS

The master plan establishes height limits for east and west capitol campus development.

VIEW CORRIDORS

Buildings on the west campus should be sited to preserve views looking to the Legislative Building from surrounding vantage points, including Capitol Lake/Lower Deschutes Watershed, downtown Olympia and the South Capitol Neighborhood. Views looking out to the Olympic Mountains, Capitol Lake/Lower Deschutes Watershed, and Mount Rainier to the east should also be protected.

PARKING

Parking Studies

During legislative sessions, the parking supply on the capitol campus is not adequate to meet current vehicular demand from legislators, staff, agency employees, visitors and others.

The 2014 State of Washington Capitol Campus Transportation and Parking Study stated that the capitol campus is at the limits of practical capacity during legislative sessions. It indicated that demand during session would exceed capacity with the completion of the 1063 Capitol Way Block in 2017, adversely affecting circulation to and within the campus.

The 2014 study provided a Transportation Management Demand Plan to reduce the number of single occupancy vehicles on the capitol campus and comply with the requirements of RCW 70.94.521-557 for Transportation Demand Management and the 2006 Commute Trip Reduction (CTR) Act. Achieving the goals of the plan is difficult due to the

current low cost of parking on campus, low gas prices and the desire to park immediately adjacent to buildings all of which encourage single occupant vehicle use.

Parking sprawl has a negative impact on the historic landscape character of the west campus. Vehicle parking is provided in the open spaces around the Legislative, Cherberg and O'Brien Buildings. Incremental addition of surface parking has resulted in a loss of landscaped areas.

Parking Demand Calculations

New development must include parking capacity to meet the needs of the campus. Two measures are used to calculate parking demand for new projects. Requirements for legislative and agency offices are given by the joint plan adopted by the Interagency CTR Board in 2011 which calls for drive alone capacity for 63.8% of occupants, carpool/vanpool capacity for 18.6% of occupants and an additional 10% for visitor parking directly related to the use of the building. The City of Olympia's CTR guidelines are used for assembly occupancies which are 3.5 stalls per 1,000 gross square feet minus 10%.

Cost of Parking Facilities

The cost of parking facilities has a significant impact on development costs. Reducing demand is the first step to reducing costs. Surface lots are the least expensive and most flexible method of providing parking capacity. They allow for future, more intensive development of the site. Structured above grade and below grade parking are significantly more expensive, fixed methods.

VEHICULAR ACCESS

Consolidating vehicular and services access on Sid Snyder Ave. and 11th Avenue enhances the sense of arrival on campus and minimizes impacts on surrounding urban neighborhoods. This is particularly important on the south edge which is a transition to the adjacent residential neighborhood.

INFRASTRUCTURE

Stormwater, heating, cooling and power for Opportunity Sites 1, 5 and 6 are currently provided by a mix of dedicated campus systems and City of Olympia systems. Managing stormwater on site, with discharge to Capitol Lake/Lower Deschutes Watershed, reduces development impacts to Olympia's sewer system and complies with National Pollutant Discharge Elimination System standards.

Current planning efforts, including the Capitol Campus Utility Renewal Master Plan Update and the Campus Combined Heat and Power Plant Proposal are focused on providing dedicated campus systems to serve these sites to reduce reliance on city systems, initial and operational costs.

The stormwater outfall pipe for the 1063 Capitol Way Block was sized to accommodate future development of Site 1. Sites 5 and 6 will connect to systems defined by the West Capitol Campus Master Drainage Plan.

Stormwater and utilities for Opportunity Site 12 (ProArts) are connected to city systems. The site is remote from campus utility services and should continue to be served by city infrastructure.

FACILITY NEEDS

SITE 1: GENERAL ADMINISTRATION BUILDING

Completed in 1956, the six-story, 282,682 gross square foot building is designated as a state capitol historic facility and listed on the National Register of Historic Places.

OCCUPANCY

The building is 55% vacant. It will be fully vacated and mothballed at the completion of the 1063 Capitol Way Block project in 2017.

The City of Olympia building official issued a letter in May 2013 stating that his office considered the GA Building to be unsafe and cited the 2009 IEBC, Section 115 - Unsafe Buildings and Equipment. He stated that any increase of occupant load or an expansion, re-configuration or addition to the building would require that the structure be restored to a safe condition using current codes.

EXISTING CONDITIONS ASSESSMENT

Any improvements that extend the life of the building will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

The building envelope does not meet energy code. Exterior stone cladding on the book stacks is failing. The potential for stone panels to fall off the building represents a life safety hazard. The 2008 study indicated that the situation should be addressed immediately and indicated that the project cost would likely be several million dollars.

Structural systems do not meet code. The building's lack of strength, ductility and continuity could lead to a partial collapse in a major earthquake. Structural damage from the 2001 Nisqually Earthquake was not repaired. Fatigue due to age and past seismic events negatively impacts the building's capacity to resist future earthquakes.

Mechanical, electrical and plumbing systems do not meet code and are at the end of their service life. Fire sprinklers serve only a portion of the building and must be extended to entire facility. The emergency generator for life safety systems is at capacity and must be replaced.

COMMENTS

The historic Pritchard Building is an important component of the historic west capitol campus. It needs to be comprehensively renovated to extend its service life. However, past studies have not been able to identify a cost-effective strategy for adapting the book stacks to a new use, which is a constraint to developing a project that provides the necessary building improvements.

SITE 6: NEWHOUSE BUILDING

Built as a temporary facility, the 25,000 gross square foot building was completed in 1934 and is eligible for listing on the National Register of Historic Places.

The Carlyon House and Ayers Duplex, known as the Press Houses and the Visitor and Convention Bureau's Visitor Information Center are also located on Opportunity Site 6 but were not designated for a facilities needs assessment.

OCCUPANCY

The Newhouse Building provides office and support space for thirteen Senators.

EXISTING CONDITIONS ASSESSMENT

Any improvement that extends the life of the building will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

The building envelope does not meet energy code. It allows rainwater to infiltrate the building.

Structural systems do not meet code. Inadequate masonry anchorage creates a safety hazard from falling brick at building exits. The exterior walls do not provide adequate resistance to lateral forces which may lead to interior damage that impedes safe exiting in an earthquake.

Mechanical, electrical and plumbing systems do not meet code. Ad hoc HVAC systems simultaneously heat and cool, increasing energy use and decreasing occupancy comfort. The domestic water piping is corroded, leaks and provides poor water quality. Sanitary sewer piping is combined with the storm water system. Sewer gas backs up through abandoned fixtures impacting indoor air quality. Storm water backs up causing the lower level to flood. Water infiltrating exterior walls creates a life safety issue for electrical wiring and devices. The fire alarm system is inadequate and constitutes a life safety hazard.

COMMENTS

The Newhouse Building has significant health and life safety hazards. It should be replaced. Development planning for Site 6 should consider relocation of the Press Houses.

SITE 12: PROARTS BUILDING

Opportunity Site 12 was purchased by the state in 2008 to provide long term development capacity on the capitol campus. It contains two buildings: the 11,000 gross square foot Professional Arts Building which was completed in 1959 and the 1,500 gross square State Farm Building which was completed in 1953. Neither building is eligible for listing on National Register of Historic Places.

The site includes Centennial Park which contains the Daniel J. Evans Tree.

OCCUPANCY

Space on ground floor of the ProArts Building is leased. DES Grounds & Maintenance occupies the lower floor of the ProArts Building.

EXISTING CONDITIONS ASSESSMENT

The buildings were not evaluated as part of this study.

CAPACITY ANALYSIS

Each of the four sites was evaluated for its development capacity in response to the State Capitol Campus Master Plan’s goal of identifying the “highest and best use for each site,” recognizing that development capacity and highest and best use may represent different scenarios depending upon circumstance.

DEVELOPMENT CRITERIA

Office Types

The legislature typically requires a mix of closed and open offices, and conference, meeting and hearing rooms. Agencies typically require open offices, some closed offices and shared resources for work, conference and meeting rooms.

Workplace Design Principles

Planning is based on the evolving nature of the contemporary workplace. Workspaces are sized to meet the needs of permanent and transient staff. Common spaces and shared resources promote teamwork and collaboration. Temperature controls, daylight and views are designed to improve employee performance.

Adaptability and Flexibility

Space is planned to provide adaptability to changes in program. Co-locating departments and agencies increases space use efficiency.

Phasing

Planning is based on a modular approach that allows for phased development in relation to program needs and capital resources.

Scale

Development is compatible with the scale of the historic campus and surrounding neighborhoods.

CAMPUS PLANNING PROTOTYPES

Office building types including examples from the capitol campus such as Cherberg, the Transportation Buildings, and the 1063 Capitol Way Block were studied as a basis for planning on the Opportunity Sites. This led to the development of two building options that were used to test development capacity. Both maximize daylighting and efficiency of use.

The “center core module” is 90’ wide bar with circulation and services in the center and offices around the perimeter. The footprint relates to width of the O’Brien and Cherberg Buildings.

The “core and wing module” is a 60 - 75 foot wide bar with circulation and services attached to one side. The organization is similar to the Transportation Building.

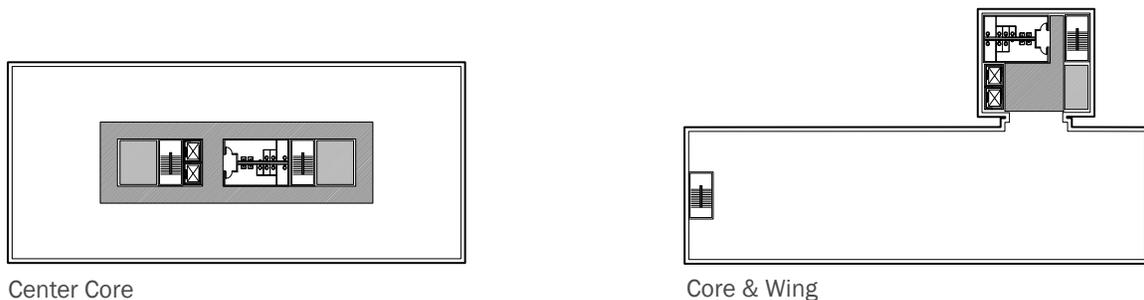


FIGURE 3 DEVELOPMENT PROTOTYPE MODULES

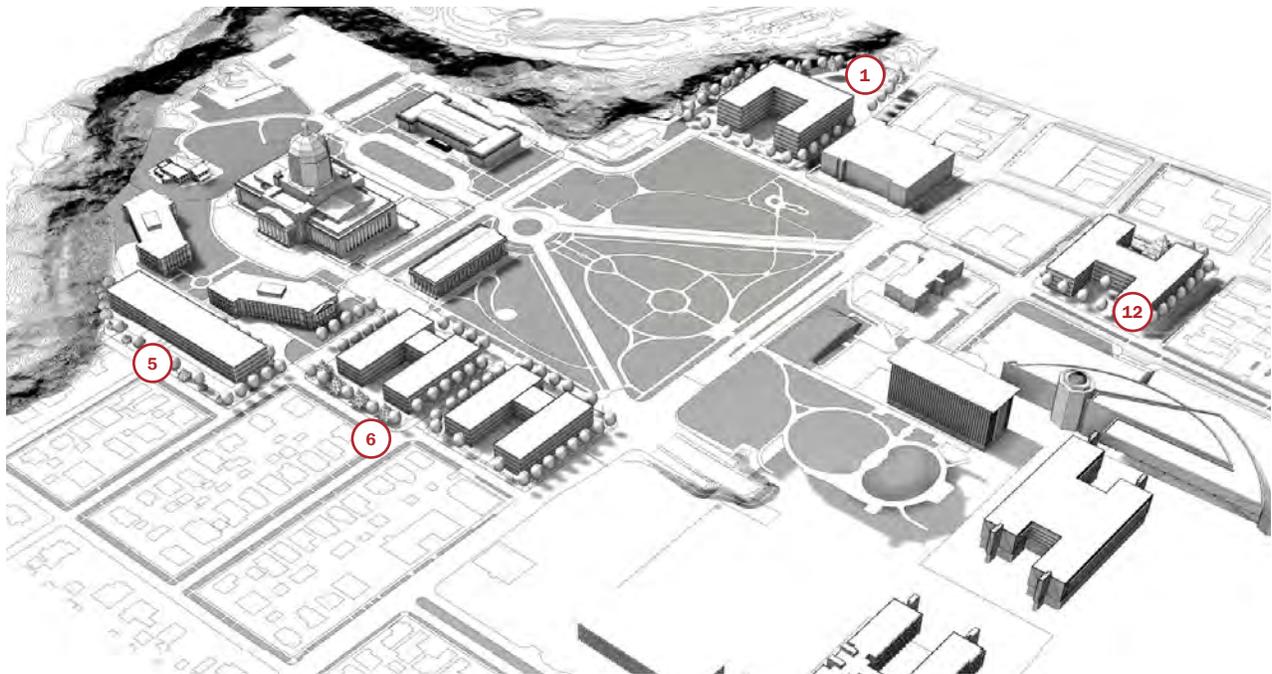


FIGURE 4 OPPORTUNITY SITES, MAXIMIZED CAPACITY DEVELOPMENT

DEVELOPMENT CAPACITY

Development capacity for each site was evaluated based on development constraints, application of the campus planning modules and comparison with prior planning studies.

Opportunity Site Development Capacity

	BUILDING	* PARKING
SITE 1	7 stories	
GA Building	274,750 gsf	420 cars
SITE 5	4 stories	
Pritchard & Parking Lot	144,000 gsf	420 cars
SITE 6	4 stories	
Newhouse & Visitor Center	265,000 gsf	840 cars
SITE 12	5 stories	
ProArts & Centennial Park	225,000 gsf	840 cars

* Based on four, below grade levels

ALTERNATIVES ANALYSIS

The alternatives analysis addresses a range of development options for each of the four Opportunity Sites. The alternatives respond to identified program needs for the legislature, visitor services and swing space as well as future needs for agency offices. They align with guidelines provided by the State Capitol Master Plan and related studies. They address deficient facilities on each of the four Opportunity Sites. Do nothing alternatives were included as interim strategies to provide phasing options for development.

Parking capacity for the alternatives was calculated on the basis of four levels of below grade parking to account for operational and cost efficiency. As a result they may be lower or higher than targets for parking capacity based on occupancy.

OPPORTUNITY SITE 1: GENERAL ADMINISTRATION BUILDING

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
1.A	Mothball existing building	Does not address deteriorating envelope, seismic, other deficiencies.	283,865 gsf * \$0	0 \$0	\$0M
1.B	Replace with surface parking. Demolish existing building.	Serves unmet parking demand from 1063 Capitol Way Block and west campus. Maintains opportunity for subsequent development of site.	- \$0	305 cars \$11.3M	\$11.3M
1.C	Renovate for multi-tenant office building. Develop off-site, below-grade parking facility to accommodate parking demand.	Renews historic building, space use efficiency may be compromised by existing column spacing, requires off-site parking. Assumes an atrium is cut through the center of the building to provide adequate daylighting within the deep floor plates which reduces the gross square feet of the facility by about 32,000 gross square feet.	251,000 gsf \$139.8M	** 420 cars \$50M	\$189.8M
1.D	Replace with multi-tenant office building with below grade parking.	Same gross square feet as Option 1.C to allow direct comparison. Additional square footage to maximize capacity is an additional cost.	251,000 gsf \$150.0M	420 cars \$46.5M	\$196.5M

* \$472,000 annual operating cost

** Parking accommodated off-site

OPPORTUNITY SITE 5: PRITCHARD BUILDING

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
5.A	Do nothing.	Does not address deteriorating envelope, seismic, other deficiencies.	55,485 gsf \$0M	* 93 cars \$0	\$0M
5.B	Renovate for conference/event center. Demolish library stacks.	Impact on landmark needs further study.	22,000 gsf \$15.0M	* 93 cars \$0	\$15.0M
5.C	Renovate for visitor services. Comprehensive renovation and addition to Pritchard Building.	High cost given limited size and flexibility of facility.	53,000 gsf \$43.0M	* 93 cars \$0	\$43.0M
5.D	New legislative office building on parking lot with below grade parking.	Provides space for either the House or the Senate's needs. Does not address the Pritchard Building.	75,600 gsf \$50.0M	210 cars \$25.6M	\$75.6M
5.E	Expand or replace Pritchard Building for co-located House and Senate office building with below grade parking.	Provides space for both the House and Senate, addresses Pritchard Building. Impact on landmark and adjacent neighborhood require further study.	144,000 gsf \$90.7M	420 cars \$47.3M	\$138.0M

* Existing surface parking

OPPORTUNITY SITE 6: NEWHOUSE BUILDING

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
6.A	Replace with legislative office building with below grade parking.	Provides space for either the Senate or the House's needs.	75,600 gsf \$54.0M	210 cars \$25.6M	\$79.6M
6.B	Replace with co-located House and Senate office building with below grade parking.	Provides space for both the House and Senate's needs. Impact of distance from other House offices requires further study.	132,500 gsf \$84.7M	420 cars \$46.3M	\$131.0M
6.C	Replace with surface parking. Demolish Newhouse, relocate Press Houses and Visitor Center.	Surface parking solution has modest cost, allows for long term development flexibility.	0 gsf \$0	350 cars \$4.4M	\$4.4M

OPPORTUNITY SITE 12: PROARTS SITE

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
12.A	Do nothing.	Existing buildings are functional for service to current operations	12,782 gsf \$0	57 cars \$0	\$0
12.B	Replace with multi-tenant office building with below grade parking (half-block development).		148,000 gsf \$92.3M	420 cars \$46.3M	\$138.6M
12.C	Replace with multi-tenant office building with below grade parking (full block development).	Requires demolition of state park and Daniel J. Evans Centennial Tree, a coast redwood planted around the time Washington achieved statehood.	225,000 gsf \$130.0M	840 cars * \$79.8M	\$209.8M
12.D	Replace with surface parking. Demolish ProArts and State Farm Buildings.		-	100 cars \$1.2M	\$1.2M

DEVELOPMENT SCENARIOS

The scenarios test the potential of multi-site development strategies to address program, campus and facilities needs and minimize project costs. They represent three different approaches, among many, for considering the possibilities identified in the alternatives analysis.

All scenarios meet the identified program needs for legislative offices and parking capacity to support development. Options include:

- Separate and co-located offices for the House and Senate,
- below grade and surface parking, and
- alternatives to meet identified needs for visitor services and parking capacity.

The concepts of co-locating House and Senate offices and adapting Pritchard to a new use by dramatically transforming the building are new and have not been proposed in previous studies.

SCENARIO 1: SEPARATE HOUSE & SENATE OFFICES ON SITES 5 & 6

Base Project

	SCOPE	COST
5.D	New legislative office building on Pritchard parking lot with below grade parking.	\$75.6M
6.A	Replace Newhouse with legislative office building with below grade parking.	\$79.6M
1.A	Mothball existing GA building	\$0
5.A	Pritchard Building - do nothing	\$0
12.A	ProArts site - do nothing.	\$0
	151,200 GSF 420 cars	\$155.2M

NOTES

Separate House and Senate office buildings echoes the relationship of the Cherberg and O'Brien Buildings. The volume of the new buildings is comparable in scale to the existing legislative office buildings and the Insurance Building.

Constructing separate facilities, each with their own underground parking is the most expensive solution.

GA Building is mothballed at an annual cost of \$472,000. Nothing is done at Pritchard or ProArts.

Alternates

	SCOPE	COST
5.B	Renovate Pritchard for 22,000 GSF conference/event center.	\$15.0M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

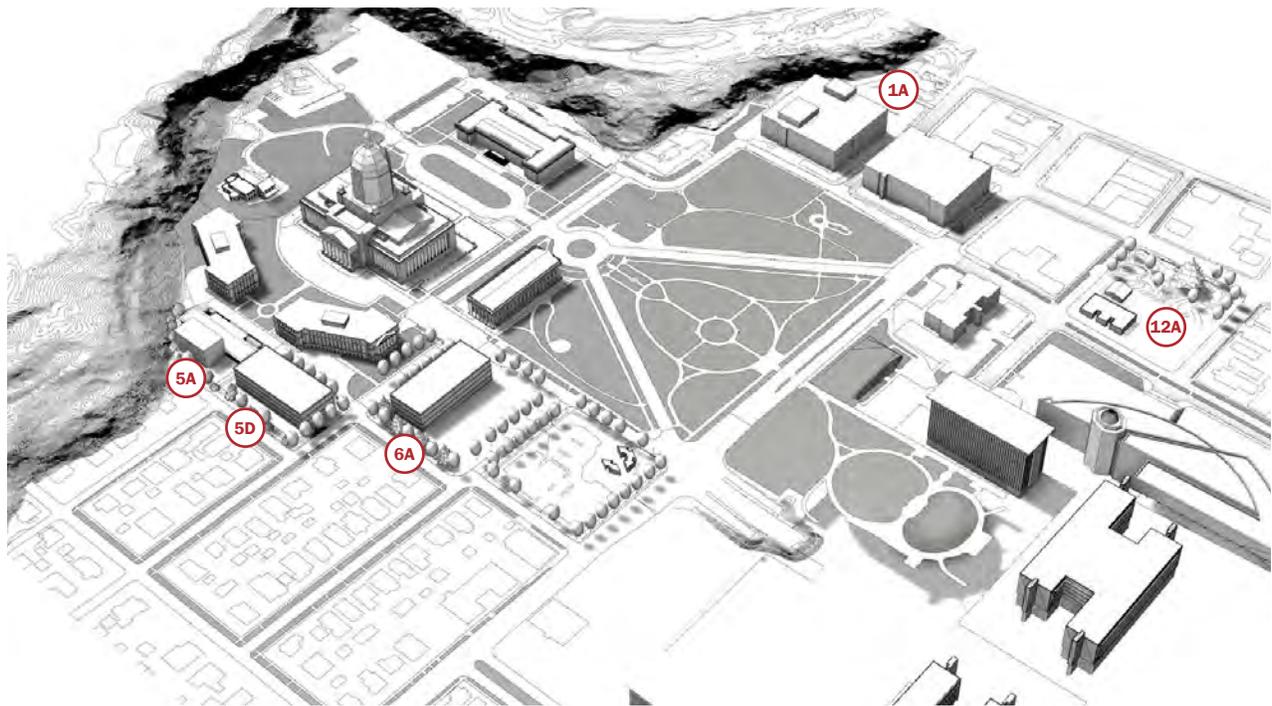


FIGURE 5 DEVELOPMENT SCENARIO 1

SCENARIO 2: CO-LOCATE HOUSE & SENATE OFFICE BUILDING ON SITE 6, BELOW GRADE PARKING

Base Project

	SCOPE	COST
6.B	Replace Newhouse with co-located House and Senate office building with below grade parking.	\$131M
1.A	Mothball existing GA building	\$0
5.A	Pritchard Building - do nothing	\$0
12.A	ProArts site - do nothing.	\$0
	132,500 GSF 420 cars	\$131M

NOTES

Co-locating the House and Senate offices in a larger building creates a scale relationship with the 1063 Capitol Way Block and GA Building to the north, clearly defining the edges of the great, central campus lawn. Separate office wings will give each house an identity while reducing the building scale to the adjacent residential neighborhood.

Constructing a single facility significantly reduces the project cost.

GA Building is mothballed at an annual cost of \$472,000. Nothing is done at Pritchard or ProArts.

Alternates

	SCOPE	COST
5.B	Renovate Pritchard for 22,000 GSF conference/event center.	\$15.0M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

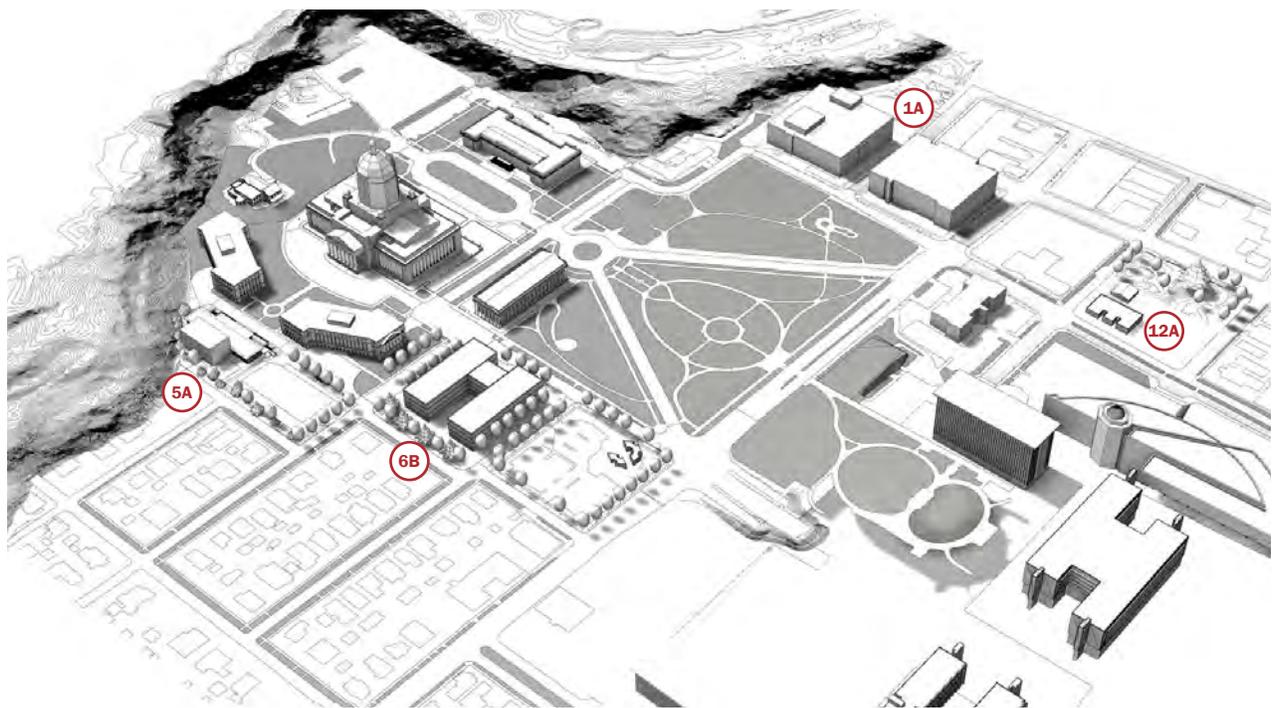


FIGURE 6 DEVELOPMENT SCENARIO 2

SCENARIO 3: CO-LOCATE HOUSE & SENATE OFFICE BUILDINGS ON SITE 5, SURFACE PARKING ON SITES 1&6

Base Project

	SCOPE	COST
5.E	Expand or replace Pritchard Building for co-located House and Senate office building.	\$90.7M
6.C	Replace with surface parking. Demolish Newhouse, relocate Press Houses and Visitor Center.	\$4.9M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.A	ProArts site - do nothing.	\$0
	144,000 GSF 655 cars	\$106.9M

NOTES

Co-locating House and Senate offices on Site 5 allows the front door of the building to align with the central axis of the Legislative group, connecting to the historic organization of government functions on the campus. The main body of the building is asymmetrical to the overall plan, continuing the exception of the Governor’s Mansion. The scale of the new building needs to be carefully considered in relation to the adjacent residential neighborhood.

Co-locating the offices and utilizing Sites 1 & 6 for surface parking provides the lowest cost solution and the most space for cars.

Nothing is done at ProArts.

Alternates

	SCOPE	COST
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

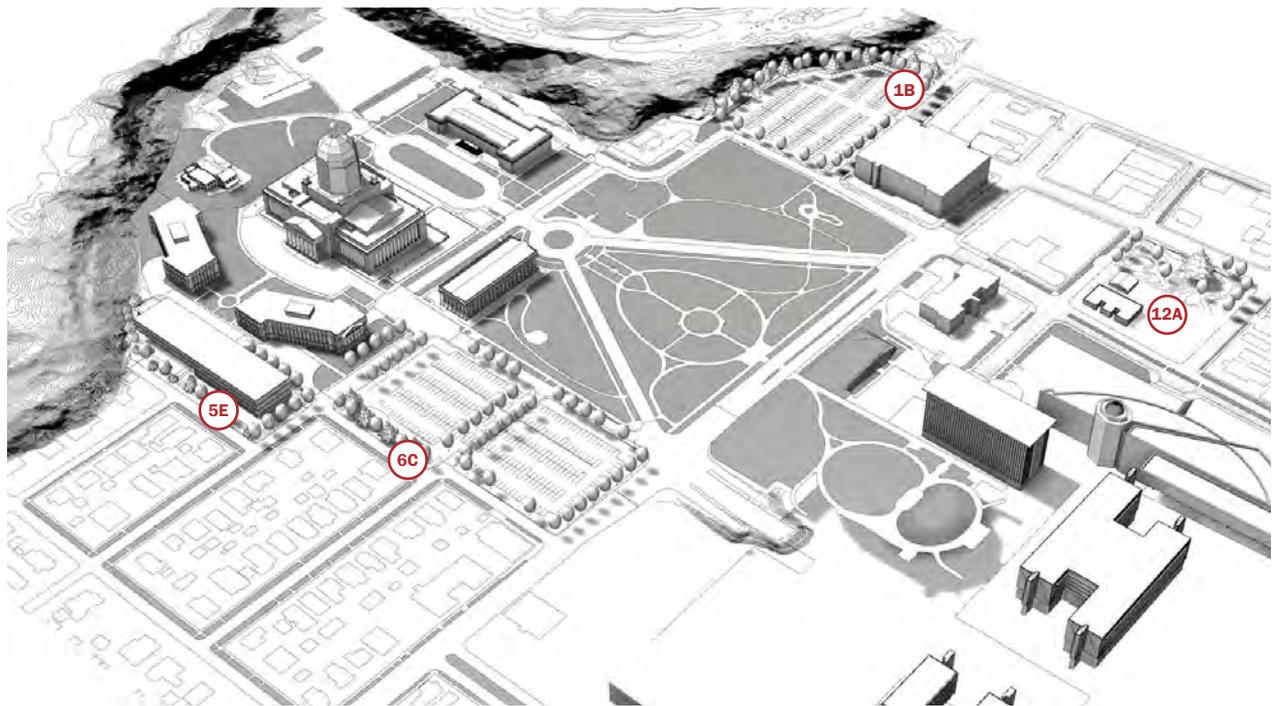


FIGURE 7 DEVELOPMENT SCENARIO 3

PROJECT BUDGETS & SCHEDULES

BUDGETS

Project budgets include consultant services, construction contracts, sales tax, owner contingencies, artwork, furniture, fixtures and equipment, agency administration, and other costs in current (2016) dollars. Escalation is not included. Operating costs such as the annual cost of mothballing, are not included.

Budgets are conservative, formulated to provide a high level of certainty that projects can be implemented for the amounts identified without modifications to scope or quality.

Comparable projects and related information, including the 1063 Capitol Way Block and the 2008 Higher Education Capital Facilities Financing Study by Berk & Associates, were evaluated as benchmarks for the cost projections.

SCHEDULES

Three alternate schedule scenarios are provided to facilitate future planning. They range from four to six years depending on funding sequences and methods of project delivery.

SIX-YEAR SCHEDULE

Biennium 1: Predesign

Biennium 2: Design

Biennium 3: Construction

FOUR-YEAR SCHEDULE OPTION A

Biennium 1: Predesign and Design

Biennium 2: Construction

FOUR-YEAR SCHEDULE OPTION B

Biennium 1: Predesign & Schematic Design

Biennium 2: Final Design and Construction

Requires design-build project delivery



Transportation Building Preservation

PREDESIGN

30 June 2021

FINAL DRAFT

Project # 2018-086
OFM # 30000777



ARCHITECTS

**SCHREIBER
STARLING
WHITEHEAD**



EXECUTIVE SUMMARY

SECTION 1 – EXECUTIVE SUMMARY

A. PROBLEM STATEMENT

In the 2019-21 Capital Budget, the Legislature tasked the Department of Enterprise Services (DES) (Section 1037) to prepare a predesign study for the preservation of the 50-year-old Transportation Building, located in the Southeast corner of the Capitol Campus. As is common for buildings as they near the end of their typical “life expectancy,” this building has failing systems that are increasingly expensive and challenging to maintain. In addition, life-safety and seismic codes as well as energy codes have evolved significantly since the building was constructed. The funding proviso also required that the study include an evaluation of temporary workspace options for employees that may be displaced by the proposed project.

In our evaluation of the existing building and after working closely with Washington State Department of Transportation (WSDOT) stakeholders, we identified several overarching issues, opportunities, and constraints impacting the proposed project.

1. Critical mission and responsibilities

WSDOT has a crucial role in supporting the people of Washington State to ensure safe, reliable and cost-effective transportation options to improve communities and economic vitality for people and businesses. By developing, designing and operating an efficient state-wide transportation network, WSDOT improves access to markets, goods and services, employment, housing, health care and education while keeping the cost of moving people and goods reasonable. The success of the WSDOT mission is crucial to maintaining economic productivity and development in the State.

The Transportation Building serves as the WSDOT agency headquarters, co-locating 74 operational groups ranging from executive leadership to design/engineering, program management, planning and procurement. Colocation of these agency functions in a single facility offers benefits such as creating opportunity for integrated services that result in better outcomes. Colocation lowers capital, operating and marginal costs. Lastly, agency colocation offers benefits particularly to the public and other agencies who have complex needs and wish to access more than one service or component of WSDOT.

WSDOT also must maintain their ability to maintain 24/7 full operation of their statewide Emergency Operations Command Center (EOC), which is a statewide asset that provides transportation support to assist in incident management to state agencies, local and tribal governments, and volunteer organizations requiring the state transportation infrastructure during incidents so that movement of goods, services, supplies and front-line responders can occur. As one of the only state-wide agencies possessing significant equipment resources, WSDOT is also the primary component in the State’s ability to provide effective emergency response in the event of a natural or human-sourced disaster. The WSDOT EOC, and ability to gather subject matter experts and different ICS positions, is key to coordinating agency response from region-specific to statewide emergencies. The agency statewide EOC gathers info to share with state leaders and supports region on-the-ground response with logistics and planning. Additionally, WSDOT can quickly marshal private sector assets through their emergency procurement and contracting. These functions within WSDOT must be able to immediately function in the instance of a declared emergency.

2. Need for a high-performance modern workplace

The goal for revitalizing WSDOT headquarters is to provide a high-performance workplace for WSDOT employees that encompasses the following goals:

- Provide flexible, efficient, functional, and high-performance workspace that can adapt to current and anticipated requirements as well as accommodate changes over time.
- Provide durable, operationally efficient and easily maintained facilities.
- Provide a building that reflects the environmental and sustainability goals set by the Governor and State leadership within a reasonable project budget.
- Be sensitive to and inclusive of the diverse community and surrounding neighborhood in which the site is located.
- Provide a building that embodies the enduring State values of dignity, quality and responsible stewardship of public funds.

3. Aging and ineffective building

The original construction of the Transportation Building began in 1969 and was completed in 1971. The four-story 205,000 gross-square-foot building serves as WSDOT headquarters and houses approximately 650 employees. The building also includes two-levels of below-grade parking with 312 spaces.

While the building has been the location of several minor repair and improvement projects over the past 50 years, it is essentially unchanged from its original construction/configuration.

Past projects include:

- 1988 – Strengthening of the end wall connections between the precast wall on the upper three floors and the cast-in-place walls of the lower two floors.
- 1992 – Replacement of the original built-up asphalt roofing with new single-ply membrane roofing.
- 1994 – Upgrades to secondary power distribution, replacement lighting, replacement of HVAC fans and controls.
- 2001 – Addition of a 3-bank elevator at the central link (Area F).
- 2002 – Repairs to interior and exterior walls following Nisqually earthquake.
- 2008 – Replacement of interior escalators with stairs.
- 2009 – Replacement of domestic water heaters, upgrades to domestic water systems and restrooms/plumbing fixtures.
- 2020 – Replacement of membrane roofing in the central core and sealant joint replacement various locations across the building.

In addition to these minor improvements, there have been several past studies and investigations of the building that have identified significant deficiencies, most of which have been deferred. These studies include:

- 1995 – Asbestos Survey. Asbestos containing material (ACM) was found in fire-rated doors, at the joints of mechanical piping insulation, in duct insulation, and in sheet flooring and vinyl tile and

mastic. As the extent of ACM was limited, there have not been separate abatement projects, rather ACM has been addressed on a project-by-project basis.

- 2005 – Building condition study done as part of an assessment of all Capitol Campus buildings. The overall evaluation was identified as “good” with several recommendations made, primarily for HVAC and power systems replacement by 2010.
- 2009 – Initial structural assessment and seismic analysis. Identified weakness in the seismic resistance systems of the building structure and recommended improvements to meet then-current code-level life-safety performance. No structural improvements were pursued.
- 2011 – A second-phase structural assessment and seismic analysis was conducted. This confirmed the findings and recommendations of the 2009 study – weakness in the seismic resistance systems of the building structure and recommended improvements to meet then-current code-level life-safety performance. No structural improvements were pursued.
- 2015 – An assessment of the roofing systems. Generally reported as good with some subsequent work done as maintenance/ repair.

Many of the Transportation Building’s aging systems are failing, including the building envelope and its mechanical and plumbing systems:

- While the structural systems that hold the building up are adequate, the basic structure of the building has numerous deficiencies in many key elements of its lateral (earthquake) resistance systems. Typical of most building built in the early 70’s, it met all the pertinent codes in effect at the time however, seismic and other life-safety codes have evolved significantly since the building was constructed. Without significant seismic improvement, the building could suffer substantial damage including the potential of partial collapse should it experience the site-specific code-maximum seismic loading. (see Attachment 6.3)
- There is current water damage from water intrusion through the roof and exterior walls. Past water damage in the evacuation stair towers has caused concrete spalling and visible corrosion of steel structural members.
- The building envelope lacks adequate insulation resulting in excessive energy consumption and poor occupant comfort due to convective heat loss.
- The HVAC variable air volume devices are impacting the building’s energy efficiency and environmental conditions that affect the health of occupants.
- Plumbing systems have failed requiring closure of restrooms while repairs are made. There is a continued risk of plumbing failures.
- Condition of other systems such as fire protection and electrical systems are also at the end of their useful service life. Replacement parts are difficult, if not impossible, to procure.

Seeking to be an employer of choice, WSDOT has several initiatives underway to improve technology, emphasize flexible work options, and improve overall workspace in their facilities across the state. The Transportation Building’s plan configuration and interior construction makes achieving this goal in the agency headquarters very difficult. The existing building configuration and construction deficiencies create a significant negative impact on occupant life-safety, effectiveness, and well-being:

- Portions of the existing life-safety exit pathways do not meet current code. There are no code-compliant exits from the basement and service levels and only one compliant exit way from each of the upper floor wings.
- The HVAC controls are poor, leading to poor indoor air quality and negative environmental conditions impacting the health of occupants.
- The building has an insufficient quantity of toilet facilities.
- The current building plan does not support the goal of creating a modern work environment as envisioned in EO-16-07. The original design featured “movable” partitions over a flexible under-floor power raceway system. This system has not proven flexible, and the result is narrow central corridors, featuring never-moved “movable” partitions connecting a grouping of individual offices that block natural light to the open office spaces.
- The in-floor power and data distribution system is original to the building and is near or already over capacity. Data distribution and flexibility on connectivity is poor.

4. Impact on mission accomplishment

Operational Continuity

As WSDOT’s EOC is in the building and an EOC has an even more stringent need for earthquake resistance, any seismic event presents a significant risk that compromises the 24/7 operation ability of WSDOT statewide.

Access to other agencies

The current location on the East Capitol Campus provides convenient access to the other state agencies with WSDOT operations. It is strongly desired that any plans for WSDOT headquarters maintain this connectivity and adjacency to other cabinet-level agencies.

B. OPPORTUNITY

The replacement of the Transportation Building provides a unique opportunity to revitalize the facility, creating an efficient and effective modern work environment for the agency that will enable it to continue providing excellent transportation services to the people of Washington State as well as emergency operations essential for disaster response. This project will:

- Correct long-standing deficiencies in the seismic resistance of the building. While it is impossible to control the seismic hazards in our region, the most important factor in saving lives and reducing losses from an earthquake is to ensure that the buildings where people work meet current codes for collapse resistance. Should a significant subduction zone earthquake event occur near the site, seismic upgrading would mitigate a substantial risk improving building occupant safety, the continuity WSDOT operations, and preserving an important Capitol Campus asset.
- Create a modern facility that demonstrates a commitment to high-performance workspaces, incorporating the principles of functionality, efficiency, flexibility, health, sustainability, cost effectiveness and durability targeted toward establishing a new direction for delivery of State buildings and services.
- Establish a value-based approach to planning and designing the facility through an integrated design process to address operational costs and total cost of ownership by increasing productivity, reducing absenteeism and churn rate and realizing savings through energy reductions.

- Incorporate new metrics for State-owned facilities that focus on the concept of space-per-person in lieu of space-per-workstation, emphasizing a cultural shift toward collaboration, interaction, technology-rich environments and changing workforce demographics.

As WSDOT has adjusted to the realities of COVID-19 during which nearly 100 percent of the occupants of the Transportation Building were working remotely, they have begun to explore how their 45% telecommuting policy (developed pre-COVID) can offer the opportunity to consolidate their non-field operations Thurston County-based staff in a single new Headquarters. If developed as a new hybrid office type with more spaces for collaborating and less individual desk spaces, it would be possible to accommodate 800-900 staff in the same total area that previously could house only 650 in its “traditional” office configuration. This could reduce the overall office areas occupied by WSDOT, thereby saving costs and energy with an overall reduction in the agency’s carbon footprint attributable to office occupancy.

C. ALTERNATIVES CONSIDERED

In the development of the assessment of the existing building and the exploration of possible alternatives to address the identified problem, in addition to extensive meetings with WSDOT, the predesign team met with several Capitol Campus Stakeholders (see minutes in Attachment 6.6) including:

- DES Buildings and Grounds
- DES Fleet and Parking Services
- DES Resource Conservation
- DES Real Estate
- Capitol Security and Visitor Services
- Department of Archeology and Historic Preservation
- Capitol Conservator
- City of Olympia Planning Department
- City of Olympia Building Department
- South Campus Neighborhood Group

The knowledge, perspective, and input of these individuals and agencies was invaluable in understanding the opportunities and issues stemming from the renovation or replacement of the Transportation Building.

In addressing all possible alternatives to address the problems with the existing building and to achieve the Agency goals and vision for their Headquarters, the team identified five alternatives:

1. ALTERNATIVE #1 - Do Nothing

With this alternative, no action is proposed beyond regular maintenance and minor repairs.

Advantages

- Lowest first cost.
- Creates minimal disruption to on-going operations.
- Maintains the historic exterior of the building.

Disadvantages

- The building will continue to have significant structural weakness that do not meet the current seismic codes for life/safety performance.

- The exterior envelope of the building will remain uninsulated with unabated energy waste and occupant discomfort.
- The building will not contribute to accomplishing the energy/carbon-reduction/sustainability goals of Executive Order 20-01 and Executive Order 05-01.
- The agency will be limited in its ability to create the modern work environment envisioned under Executive Order 16-07.
- The HVAC systems will continue to age with increasing maintenance and repair costs.
- The electrical equipment and systems will continue to age with increasing maintenance and repair costs.

2. ALTERNATIVE #2 - Repair and Renovate

In this option, the existing building will be fully repaired and renovated.

The structural alterations needed to meet current code is extensive. From reinforcing the foundation in the lowest level of the building to installing new reinforcing at each floor and up to the roof deck, the needed improvements impact nearly every component of the structural frame. Not all the new structure will be hidden. Most impactful is the need to add new interior concrete walls which will remove up to a third of the windows in the building.

The exterior envelope will be upgraded with new windows, new perimeter wall framing with insulation and vapor-barrier, and a new roofing membrane and insulation. All interior walls and finishes will be removed and replaced with new.

All the HVAC, electrical, lighting, telecommunications, signal and fire detection/suppression systems will be removed and replaced with new. The new HVAC systems will be designed to be initially self-supporting but with the option to be connected to the planned District Heating/Cooling Production Plant.

Advantages

- Eliminates significant seismic weakness.
- Improves life-safety egress.
- Facilitates transformation of WSDOT offices to flexible, technology-rich modern workspaces.
- Maintains most of the historic exterior and architectural character of the building with minor impact from new shear walls.
- Lowers energy use from improved envelope, new HVAC systems and incorporation of Net-Zero & Net-Zero Ready features.
- Reuses most of the existing building.
- Maintains adjacency and functional proximity of WSDOT headquarters to the rest of the Capitol Campus.
- Lowest 30-year and 50-yr life-cycle costs.

Disadvantages

- Weight of existing upper concrete structure and the lack of physical connection of the foundation to the timber piles requires a large quantity of new foundation piles to prevent overturning failure in code-level seismic event.
- Difficulty in executing low-headroom pile installation and integrating new seismic system.
- Keeping the precast exterior walls retains critical sealant joints resulting in regular recurrent maintenance to keep building watertight.
- Size and placement of new north-south shear walls reduces interior daylighting on each floor by approximately 33%.
- Need to shore the plaza to permit construction access to the building.

3. ALTERNATIVE #3 - Repair and Partial Replacement

In this option, the existing building below Level 1 will be fully upgraded and renovated with the existing structure comprising Levels 1-3 of each wing replaced with a new structure on the existing foundations.

The upper structure from level 1–3 will be removed (deconstructed) and replaced with a new steel-structure supported on the existing (upgraded) foundation. The new wings will have a completely new exterior envelope and new interior construction. All the HVAC, electrical, lighting, telecommunications, signal, and fire detection/suppression systems will be removed and replaced with new.

Advantages

- The lower weight of the new upper floor construction reduces the quantity of new foundation piles needed.
- Improved seismic performance that also maximizes opportunities for daylight in the interior, as lateral force resistance can be accomplished with braced steel frames instead of concrete shear walls leaving the exterior wall open.
- Lower energy use from new building envelope and new MEP systems.
- Ability to provide limited building area increase by extending the width of the two upper floors.
- This option maintains adjacency and functional proximity to the rest of the Capitol Campus.

Disadvantages

- While the shape and general volume of the building will remain the same, this alternative changes the historical character of the existing building and some form of mitigation will be required.
- Higher risk due to the need to deconstruct the existing building structure as traditional demolition could damage the service level area that remains.
- Need to shore the plaza to permit construction access to the building.

4. ALTERNATIVE #4 - Replacement

In this option the existing building is deconstructed, and a new building is constructed within the existing site. Deconstruction is assumed to include removal of all structure to the existing perimeter foundation walls but would not include any farther excavation. New structure will replace the existing below-grade

parking and a new plaza roof to align with the existing east-campus plaza. A new 205,500-gsf multi-level building will be constructed to replace the existing building and the existing lower-level parking, totaling 205,200-gsf will be reconstructed and reconfigured.

Advantages

- Shorter timeframe for execution.
- Replacement minimizes risk from unforeseen conditions.
- New construction will allow an increase in the portion of the headquarters that could be provided essential facility level seismic performance.
- The size and configuration of the floorplan can be optimized for better, more efficient workflow and circulation, and creation of an activity-based workspace.
- Increased flexibility by the larger possible floor plate and better floor-to-floor height.
- The size and configuration of the building mass and volume can be reconfigured to reduce the negative impact to the adjacent south campus neighborhood.
- A new building will have significantly lower operating and energy costs than renovated buildings.
- With use of an existing site, functional proximity to the rest of the Capitol Campus is maintained.
- Area beneath the existing parking levels could be used to accommodate ground-sourced heat pump systems towards net-zero achievement.
- Developing a hybrid office type with more spaces for collaborating and less individual desk spaces, could accommodate more non-field staff, allowing a reduction total office space occupied by WSDOT in Thurston County.

Disadvantages

- High first cost of construction.
- Highest 30-year life cycle costs.

5. ALTERNATIVE #5 - Lease

In this option a new 200,000-gsf building is constructed by a private developer on a site off the Capitol Campus and the State agrees to a long-term lease with the private entity agreeing to operate and maintain the building for the term of the lease.

Advantages

- Potentially quickest solution for occupancy of new space.
- Private partner takes on significant portion of the project risk.

Disadvantages

- No current facility of this size available and would therefore require specific development or multiple-location leasing.
- High life cycle cost as the Design-Build-Operate-Maintain (DBOM) development model transfers most risks to developer, who reasonably expects to be compensated for accepting those risks, thus increasing the life cycle cost.

- Limited number of developers that have the capability to complete the project might limit the competitiveness required for cost-effective partnering.
- Higher expertise and cost assurance expertise on the private side places higher risk to the State due to more limited ability to accurately assess the proposed costs.
- Unlikely to find site close to Capitol Campus, thus impacting operational efficiency.
- High initial costs for suitable TI.
- Third-highest 30-year life-cycle cost.
- Highest life cycle cost over 50-years.

D. PREFERRED ALTERNATIVE

The core committee created a subgroup of key stakeholders, each who brought direct understanding of the operational needs of WSDOT and how the facility housing the Agency Headquarters could best accommodate those needs. Each of the possible alternatives were reviewed and discussed during Stakeholder meetings. The group used an evaluation matrix that compared how each of the alternatives addressed the specific desired performance criteria or building features. By assessing and evaluating as a group toward a consensus decision, any individual bias is diluted through the advice and feedback from others in the group.

Each of the evaluation criteria was assigned a relative weight to address the difference in the level importance to the Agency or the process of each criterion. The consensus of the stakeholder group was that Alternate 4, replacement was clearly the Preferred Alternative.

E. PROJECT DELIVERY METHODOLOGY

An evaluation of the possible delivery methods, following the Capital Projects Advisory Review Board’s (CPARB) best practices guidelines, resulted in selecting the general contractor/construction manager GC/CM as the most appropriate delivery method. Per the requirements of RCW 39.10.340:

- (1) Execution of the project involves complex coordination.
- (2) The project will be constructed on the state capitol campus which must continue to operate during construction.
- (3) Involvement of the general contractor/construction manager in the design phase is critical to the success of the project.

GC/CM delivery would also allow early bid and execution for demolition and site preparation.

F. PROJECT COST

The attached C-100 (Attachment 6.1) identifies the Total Project Cost for the preferred Alternative at \$215,810,000 (escalated to mid-point of construction). It is important to note that this cost is greater than Alternatives 2 & 3 primarily by inclusion of the reconstruction of the 205,200-gsf below grade parking and the East Plaza around the new building. The breakdown of costs is as follows:

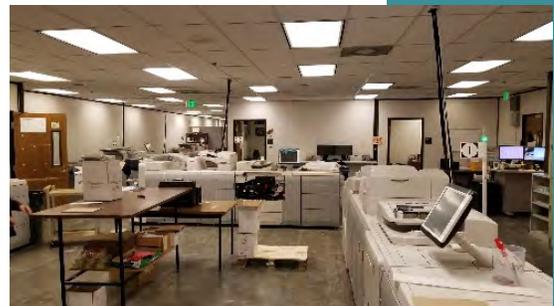
Consultant Services	\$ 12,280,000
Construction	\$ 188,649,000
Fixtures, Furnishings & Equipment	\$ 10,606,000
Administration	\$ 1,431,000
<u>Other Costs</u>	<u>\$ 2,844,000</u>
TOTAL	\$ 215,810,000

As developed with the project Stakeholder Group 4, funding for the project is envisioned as being funded through a combination of sources. These include Capital Bonds and some part of the total through COP Bonds. As the project is further developed and submitted funding, there may be an opportunity to include Energy Grants, ESCO, and perhaps TIFIA loan funding for some portion of the project.

G. PROJECT SCHEDULE

The anticipated schedule for the development of the preferred alternative is:

- Final Pre-design and submission to OFM December 2022
- Selection of Design Team March – July 2023
- Selection of GC/CM August – November 2023
- Design July 2023-July 2024
- Demolition and Site Preparation February – July 2024
- Construction: July 2024 – December 2026



PREDESIGN STUDY

Tumwater Modular Building Print & Mail Facility

September 2, 2020

Prepared by:

rolludaarchitects
architecture planning interior design

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Seattle, WA 98104

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Rolluda Architects and our consultant team would like to thank the staff of the State of Washington Department of Enterprise Services for their efforts in responding to the programming needs for the consolidation of the Washington State Print Facility and Mailing Facility. This dedication has provided a better understanding of the design requirements to meet the challenge of an integrated facility that works for all.

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1 EXECUTIVE SUMMARY



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1. EXECUTIVE SUMMARY

The Department of Enterprise Services (DES) is a state agency that improves the efficiency of the Washington State government by bringing together the various agencies that provide services to other state agencies and providing opportunities for streamlining processes, services, and eliminating redundancies, including printing and mailing services.

Currently, the Print and Mail programs are located in two separate facilities, creating operational inefficiencies. Therefore DES is planning to combine Print and Mail Services into one location at the Tumwater Modular Building, 7580 New Market Street Southwest, Tumwater, Washington. This building is owned by the State of Washington.

This predesign study presents a unique and cost-effective opportunity for DES to provide adequate and energy-efficient print and mail services to support all other state agencies, local and tribal governments, institutions, and non-profit organizations.

This predesign effort brings together the needs of Print and Mail Services into a single comprehensive facility designed to meet the needs of both programs. By combining the needs of Print and Mail Services, the space programming effort was able to identify efficiencies that provide for a cost-effective, high performing, and energy-efficient facility.

The following predesign report contains the result of the space needs program, facilities options exploration, cost estimate for the preferred option, and the site options analysis. The recommended facility Option 2.1C meets the programmatic space needs of both Print and Mail Services as assessed by stakeholders and the design team.



December 2015

ReidMiddleton

MITHŪN

ARBUTUS
DESIGN
LLC

Washington State Department of Enterprise Services

WEST CAPITOL CAMPUS DRAINAGE MASTER PLAN

DES Project No. 2014-155 C (3)

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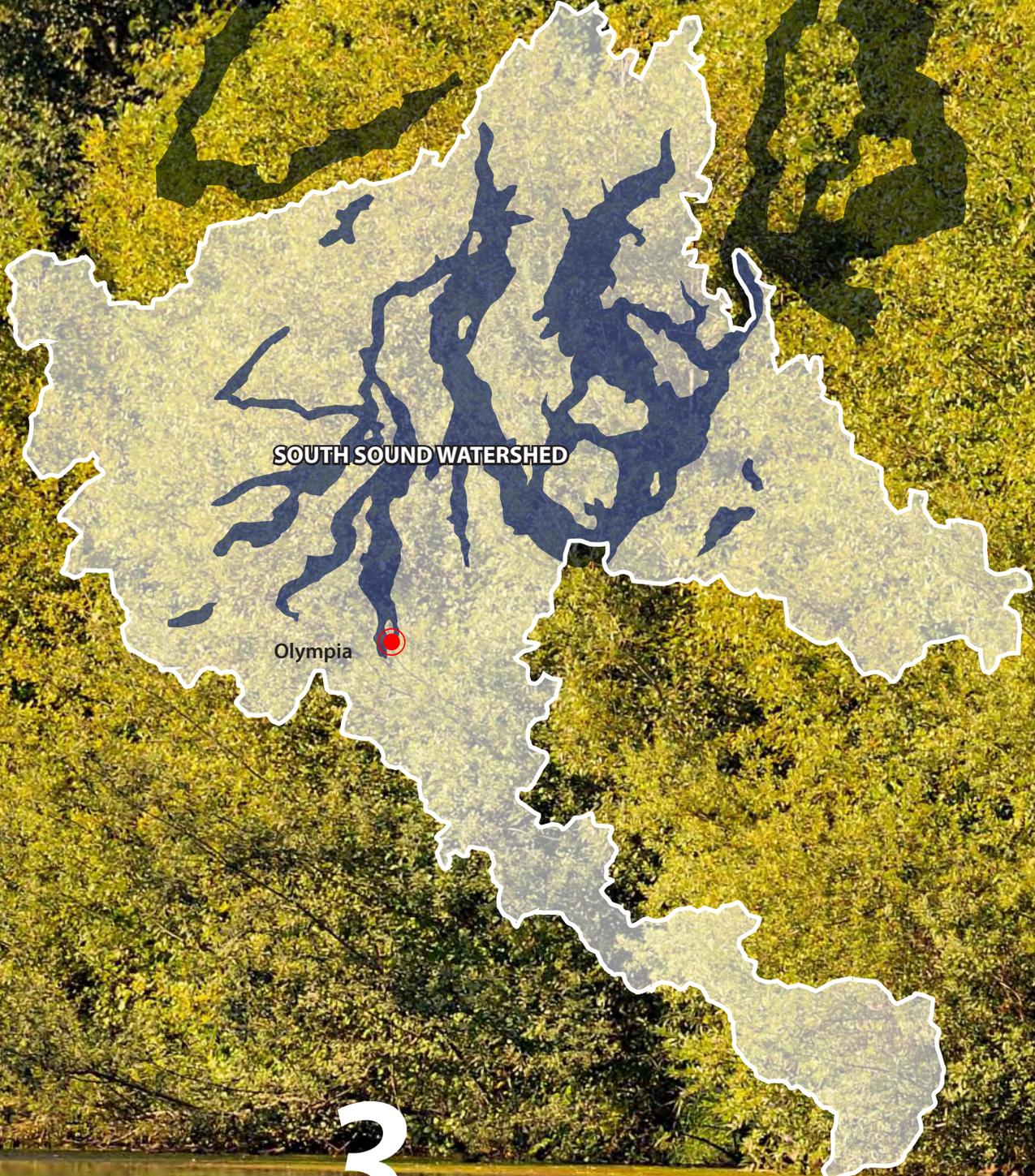
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Acronyms

WCC	West Capitol Campus
VMP	Vegetation Management Plan
SIS	Secretary of the Interior’s Standards
Fig.	Figure
Figs.	Figures
CCDAC	Capitol Campus Design Advisory Committee
DES	Department of Enterprise Services
GA	the Washington State Department of General Administration
HCEOB	Heritage Center and Executive Office Building
N.T.S.	not to scale
HABS	Historic American Buildings Survey
LTL	Large Tree Layer, or Large Tree Layer Plan
UGA	Urban Growth Area



54 % **3** acres
*open space improved ** *pollution generating surface area treated **



EXECUTIVE SUMMARY

The Washington State West Capitol Campus is a valuable cultural resource, not only for the residents of Washington State but for the nation as a whole. As a campus grounds of historic importance – it symbolizes our highest ideals as a democratic society, state and nation. The West Capitol Campus Drainage Master Plan is part of an integrated series of documents that when used together supports improvements to the campus that continue to reinforce Washington State's role as a national model for innovation and effective management. The Drainage Plan leverages multiple goals as it addresses upgrading aging infrastructure in the context of the campus's historic Olmsted Brothers landscape, future uses of the campus, and modification of utilities and stormwater systems. Benefits from leveraging these investments include the multiple advantages of combining green (or vegetated) infrastructure with gray (pipes and cisterns), maintenance cost savings and the long sought establishment of a significant historic landscape. The thoughtful stewardship of the State's civic campus celebrates history, invites awareness and understanding of best practices and engages citizens in a functional and inspiring landscape.

*The proposed projects, recommended in this report, would result in a total of roughly three acres of pollution generating surface treated by low impact development strategies. The recommended projects represent an area greater than half of the campus open space which would receive improvements to landscape, utilities, and drainage infrastructure.

Authority and Scope

In 2014, the Washington State Department of Enterprise Services (DES) authorized Reid Middleton, Inc., to develop a drainage master plan for the West Capitol Campus in Olympia, Washington. Reid Middleton is the primary consultant and project lead, collaborating with subconsultants Mithun, Inc., and Arbutus Design, LLC.

DES is the contracting authority for this work. The objective of the drainage master plan is to provide general drainage design guidance for future development and improvements on the West Capitol Campus. The scope of the drainage master plan addresses:

- Deficiencies in the existing drainage system.
- Campus compliance with the National Pollutant Discharge Elimination System (NPDES) requirements.
- Separation of the combined sewer system within the project limits, if feasible.
- Low impact development (LID) strategies to address specific site conditions.
- Existing irrigation issues and conceptual zones.
- Well defined concepts for drainage improvements to lawns and open spaces which support healthy vegetation growth and enable the implementation of the historic landscape plan.

Project Boundary

The drainage master plan is limited to the West Capitol Campus. The West Capitol Campus is bounded by Capitol Way S to the east, the top of the slope adjacent to Capitol Lake on the west, 15th Avenue SW (and south of the Pritchard Building) to the south, and 11th Avenue SW to the north. The project area is approximately 39 acres.

Existing Conditions

An assessment of the existing storm system was conducted to set a baseline for future redevelopment projects on campus. The system was evaluated by utilizing hydrological and hydraulic processes to identify conveyance system deficiencies. It was determined that a number of sections of the existing system does not possess the capacity required to convey flow to meet the current City of Olympia standards.

Figure 1-1 (previous page):
Native forest edge of Capitol Lake
(Sept. 2009, Source: Mithun)

Figure 1-2
Olympia's Watershed and Regional
Waterbodies

Implementation Plan

Drainage System Improvements

The existing and proposed dedicated storm drainage network was analyzed at the 25- and 100 year peak flow with the additional area from the proposed redevelopment projects included. Stretches of the existing system were upsized to contain flow up to the 100-year peak flow events.

Drainage Improvements at Lawn and Landscape Areas

The lawn and landscape areas on campus suffer from poor drainage and overwatering. A number of alternatives were evaluated to address these issues such as soil amendments, underdrains, permeable pavement, area drains, and water quality treatment measures.

Irrigation Recommendations

The irrigation system is outdated and difficult to maintain. It is recommended that a thorough investigation and evaluation of the existing system be conducted to fully comprehend existing conditions, zoning, and pipe sizing requirements.

Planned Developments

The 2006 Master Plan identified several future redevelopment projects for government facilities on the West Capitol Campus. These sites were deemed either undeveloped or underdeveloped and are desirable for short- and long-term improvements. This document intends to implement comprehensive planning-level recommendations that address storm drainage, soils, irrigation, plantings, and trees for each redevelopment site.

Conclusion

This drainage master plan addresses the deficiencies in the existing drainage system, reviews opportunities to separate runoff from the combined sewer system, evaluates LID strategies, outlines irrigation needs and requirements, proposes drainage improvements to landscape and conveyance systems, and discusses adherence to the Historic Preservation Landscape Master Plan. From the findings developed in this report, it is recommended that the current stormwater management plan be updated, a drainage site plan created, and a Stormwater Pollution Prevention Plan (SWPPP) developed, providing staff with current guidelines for operations, maintenance, and pollution prevention for stormwater facilities.