



STATE OF WASHINGTON

WASHINGTON STATE SCHOOL FOR THE BLIND

2214 E. 13th St. • Vancouver, Washington 98661-4120 • (360) 696-6321 • FAX # (360) 737-2120

September 10, 2024

Mr. Pat Sullivan, Director  
Office of Financial Management  
P.O. Box 43113  
Olympia, Washington 98504-3113

Dear Mr. Sullivan,

The Washington State School for the Blind respectfully submits its 2025-2027 Capital Budget Requests. These six project requests, amounting to \$2.46 million, consider OFM's instructions and WSSB's core purpose to empower blind and low vision individuals to reach their full potential.

Enclosed with this packet you will find our updated Ten-Year Capital Plan addressing how we consider these requests for funding, and how these requests will assist the School for the Blind to continue to assure that every blind and low vision student in the State of Washington has the supports and services they need to succeed.

The 2025-2027 capital requests are:

1. Dormitory Predesign - \$350,000
2. Main Fire Panel Modernization - \$200,000
3. Signage Design and Modernization - \$350,000
4. Asphalt Repair, Sealing, and Striping - \$300,000
5. Final LED Conversions - \$960,000
6. Maintenance Building Roof - \$300,000

Thank you for your consideration of these 2025-2027 capital requests that support the mission of the School for the Blind. Approving these requests will allow us to continue to make progress serving the blind and low vision community in a sustainable and healthy manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott McCallum".

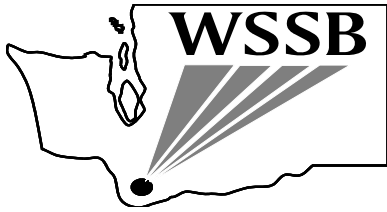
Scott McCallum

Superintendent, Washington State School for the Blind



**Washington State School for the Blind**  
**2025-27 Biennium Capital Budget Request**  
**Table of Contents**

Agency Organization Chart	03
2021-31 Agency Strategic Plan	04
Ten Year Capital Plan 2025-2035	05
<b>CBS001 Report</b>	
Ten Year Capital Plan by Project Class	10
Backlog Reduction Strategic Plan	12
<b>CBS002 Report</b>	
2025-27 Capital Plan Projects Requests	13
2027-29 Capital Plan Projects Requests	30
2029-31 Capital Plan Projects Requests	37
2031-33 Capital Plan Projects Requests	43
2033-35 Capital Plan Projects Requests	46
<b>Project Details (2025-27)</b>	
Asphalt Sealing and Striping (40000037)	56
Dormitory Predesign Manual (40000038)	68
LED Lighting Conversions (40000039)	91
Main Fire Panel Modernization (40000040)	99
Maintenance Building Roof Replacement (40000041)	105
Signage Modernization (40000042)	113



# Washington State School for the Blind

## Organizational Chart

### 2024-2025

2214 E. 13th Street  
 Vancouver, WA 98661  
 (360) 696-6321  
 www.wssb.wa.gov

**Superintendent**

Board of Trustees (Advisory)

Executive Assistant

Pacific Foundation for Blind Children

**Director of On-Campus Programs**

**Director Off-Campus Programs (Outreach)**

**Facilities Manager**

**Director of Business, Finance and Human Resources**

**Associate Director Curriculum & Instruction**

**Associate Director Transition & Residential Programs**

**Associate Director Birth-5**

**Associate Director-Deafblind Project**

On-Campus Education Program  
 Curriculum Development  
 ESY  
 Outdoor School  
 PE/Sports  
 Summer School  
 Transportation-Day

Health Center  
 LIFTT  
 Recreation  
 Residential Program  
 Transition Services  
 Transportation-Weekend  
 Volunteer Services

Itinerant Services  
 Outreach Access Services  
**State Vision Consultant**  
 WSDS Liaison

Buildings & Grounds  
 Capital Projects Coord.  
 Commissary  
 COOP  
 Custodial/Security  
 Food Services  
 Risk Management

Accounts Receivable  
 Audit/Controls  
 Budget Development & Monitoring  
 Contracts  
 Grants  
 Inventory Control  
 Payroll  
 Payables  
 Policy/procedures  
 Private/Local Funds  
 Procurement

**Human Resources Manager**

All Human Resources Functions  
 Class/Comp  
 HR Policy/Procedures  
 In-Service/Training  
 Recruitment/Selection  
 Risk Management  
 EE Relations  
 Labor Relations

**Information Systems Manager**

IT Network and Telecommunications  
 IT Systems Administration

**Ogden Resource Center Director**

Braille Access Center  
 Instructional Resource Center

**Center for Assistive Technology Training**



### Our Staff

- Are highly qualified and trained in the specialty of blindness and low vision, including additional disabilities and deafblindness
- We are a community of resources and trusted advisors for our field
- We continually seek to increase our knowledge, skills and abilities through new technologies and academic achievement

### The Clients We Serve

- Infants through young adults who are blind or low vision, including those with additional disabilities or are deafblind
- Families and caregivers
- Education service providers and community partners

### The Programs & Services We Offer

- Our programs are provided across a diverse continuum of service options to meet the unique needs of individuals who are blind or low vision including those with additional disabilities or are deafblind
- The scope of services and supports provided are determined by each individual student's needs and opportunity gaps

### How We Operate

- We embrace a statewide approach to our work and cooperate as an interdependent set of departments to achieve our shared vision and goals
- We are empowered to innovate with the freedom to adjust as needed to provide the highest quality services and supports every day
- We offer an inclusive and supportive service model that respects the unique characteristics of the individual
- We collaborate with families, caregivers, education service providers and community partners to achieve positive outcomes for those we serve
- We promote innovation by using new technologies to meet both present and future student needs

### The Outcomes We Help Create

- Students gain skills and confidence to lead their own life's pursuits
- All families, caregivers, education service providers and community partners are aware of the range of specialized services and opportunities and how to access them

### Goal #1

Expand and enhance our high-quality programs, supports and services for blind and low vision students

**Objective 1:** Establish and implement a communication plan to build awareness of and access to programs and services for blind and low vision students (June 2024)

**Objective 2:** Increase enrollment in short course and distance learning opportunities to reflect 40% of our annual enrollment (June 2026)

**Objective 3:** Increase the number of fulfilled requests for outreach technical assistance to districts by an average of 30% per year (June 2026)

**Objective 4:** Achieve 100% capacity in LIFTT program annually with an 88% completion rate (June 2026)

**Strategy 1:** Engage outside entity to facilitate communication plan development inclusive of marketing and measures

**Strategy 2:** Develop a course catalog of short courses and distance learning opportunities

**Strategy 3:** Develop and implement an Outreach technical assistance program for districts in the areas of assistive technology, students with complex needs, assessment, and mentorship

### Goal #2

Expand and enhance our high-quality engagement opportunities for parents and caregivers of blind and low vision students

**Objective 1:** Establish and implement a communication plan to build awareness of and access to high-quality engagement opportunities for parents and caregivers of blind and low vision students (June 2024)

**Objective 2:** Achieve an annual average score of at least 4.0 on a 1-5 scale from Parents and Caregivers indicating an increase in knowledge, skills and expectations of their child post engagement activity (June 2026)

**Objective 3:** Achieve >100% increase in the number of WSSB parents and caregivers participating in at least one engagement activity during the school year (establish baseline by June 2024, achieve increase by June 2025)

**Strategy 1:** Engage outside entity to facilitate communication plan development inclusive of marketing and measures

**Strategy 2:** Develop and implement a parent and caregiver engagement plan inclusive of WSSB provided training, community building, and resource access activities

**Strategy 3:** Develop and administer post engagement survey for parent and caregiver activities

### Goal #3

Expand and enhance development opportunities for professionals

**Objective 1:** Establish and implement a communication plan to build awareness of and access to development opportunities for professionals (June 2024)

**Objective 2:** Increase the number of WSSB professionals participating in development opportunities by 50% (June 2026)

**Objective 3:** Increase the number of external development opportunities available for professionals by 20% annually (June 2026)

**Objective 4:** Increase organizational culture & climate satisfaction as measured by average score to > 4.0 on a 1-5 scale (June 2026)

**Strategy 1:** Engage outside entity to facilitate communication plan development inclusive of marketing and measures

**Strategy 2:** Identify and review internal and external professional development needs and opportunities at least annually (i.e. learn to earn)

**Strategy 3:** Enhance connectivity and support through formal and informal development/learning opportunities (i.e. virtual watercooler, professional learning communities, communities of practice, peer support partners)

**Strategy 4:** Establish and empower a team to evaluate and enhance our organizational culture and climate to enable our team to thrive.

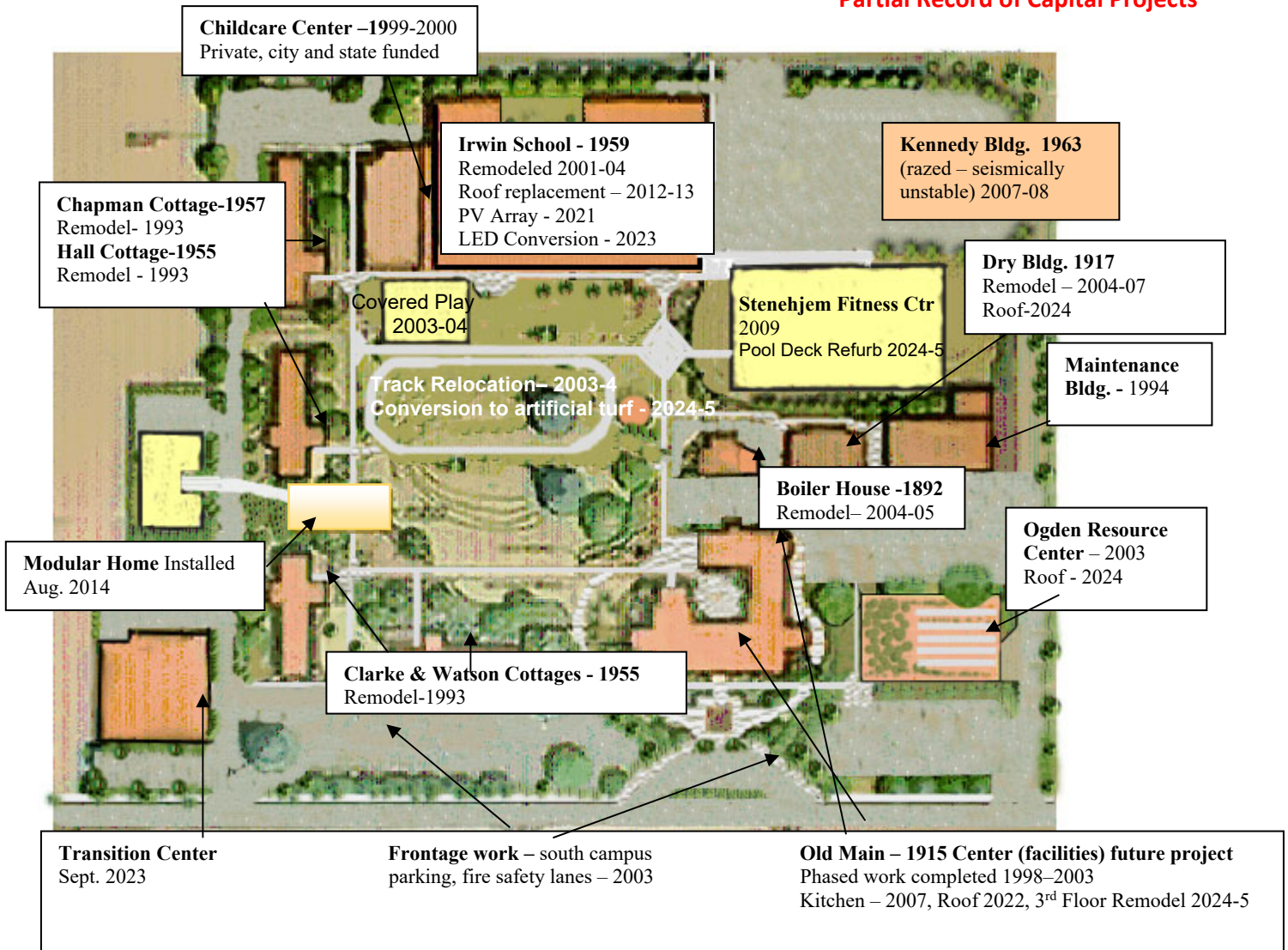
# Washington State School for the Blind Ten-Year Capital Plan

2025- 2035

The Washington State School for the Blind’s (WSSB) Ten-Year Capital Plan is based upon data gathered from stakeholders from throughout the state in the development of WSSB’s Strategic Plan, along with data gathered from Board of Trustees members as part of an annual inspection program, and in consultation with the Department of Enterprise Services (DES) Architectural and Engineering Services and contracted consultants for review of preservation work to assist in scheduling projects that need to be completed to preserve the state’s investments in quality facilities. Onsite team members for Cognia (National Accreditation Agency) also provides input to the school’s facilities which help to meet the needs of student programs. The Ten-Year Capital Plan is consistent with WSSB’s mission, values, future direction statements and strategic plan, which are reflected in the Campus Strategic Plan updated in 2020.

## Washington State School for the Blind Campus in Vancouver, Washington

### Partial Record of Capital Projects



The WSSB campus covers 13.2 acres with access to the campus from the north and south sides. Security has been enhanced over the years by 6' chain link fencing on the east and west side that is softened by the use of planting. The fences border local neighborhood homes and apartment buildings. The north side of the campus is secured with a 6' decorative fence that is designed to control access points onto the campus; the south side of the campus is the main entrance and is bordered by a 4' decorative fence with access control points monitored by 44 cameras. The campus has been designed to move the public through campus at designated points. WSSB's facilities are utilized by over 30,000 people per year, therefore the campus plan above has been developed with parking on the outside corners of the campus with direct access to the facilities being used. WSSB has had an aggressive remodeling program resulting in a very modern and usable campus. By following the campus 10-year plan, we will enhance pedagogical programming, maintain safety, decrease dependence on fossil fuels, and preserve facilities to protect the state's investment.

As requests for WSSB's services continue to grow, it is important that the campus infrastructure remain in good condition, so we can carry out the school's mission. Most of the attached ten-year plan addresses basic needs of safety, preservation and development of facilities and infrastructure to be able to expand services throughout the state. As these services continue to grow, WSSB will maintain a strong on-campus program with the philosophy of getting children onto the campus for intensive training and then getting them back into their home communities with follow-up and support provided via Outreach Services and with their home school system. This approach will allow WSSB to continue to handle increases in requests for services while only having to make small increases in living accommodations to meet the future needs of children who require intensive on-campus programs. WSSB continues to explore expansion of partnerships that will increase the efficient use of campus space with a primary partnership focus being increased training and skills of independence and empowerment for blind and low vision youth.

Below are some of the community partnerships WSSB has formed:

1. Co-located on our campus, Washington Department of Services for the Blind (DSB) SW Washington Regional Offices rent the second floor of our new Transition Center.
2. The Pacific University College of Optometry runs a community Low Vision Clinic out of our Old Main Building.
3. The National Federation for the Blind runs a summer camp program out of our dormitories and utilizes several spaces on campus.
4. The Northwest Association for Blind Athletes operates a summer camp out of our dormitories and utilizes several spaces on our campus.
5. We partner with the American Printing House for the Blind (APH) on an annual census of blind and low vision populations in our state, and with APH we make available educational, workplace, and independent living products and services for Washington State residents who are blind and low vision.
6. With the Washington Office of the Superintendent of Public Instruction and APH we staff and administer the Washington Deaf Blind Program
7. In partnership with APH and the Alabama Institute for Deaf and Blind, we staff, administer, and host the regional Center for Assistive Technology and Training with the mission to provide assistive technology training to teachers of blind and low vision children, utilizing a "train the trainer" model, while also providing support and training for other professionals working with blind or low vision children as well as parents/caregivers of a child who is blind or has low vision, including those with additional disabilities.
8. The SW Washington Childcare Consortium ESD 112 has a modular facility on our campus.
9. We are in a Strategic Energy Management Program partnership with Clark Public Utilities and Northwest Natural Gas.

10. These partnerships result in each of these organizations assisting in covering some of our custodial, maintenance and operational costs. These partnerships lead to improvements in statewide services through shared resources, which can be administrative, personnel, and space utilization.

**Capital Projects History:** A comprehensive capital planning process has been incorporated on the WSSB campus since 1990, driven by a strategic plan with input from stakeholders and validated over the years through a national accreditation process. The result is a modern campus, with focus on safety, the empowerment of students, effective use of space, energy efficiency and the development of partnerships with many organizations and agencies to maximize our facility usage throughout the year. As a result, the campus is utilized by thousands of people per year, is a support hub for over 2,300 students, a production center for 125,000 pages of braille per year and a training site for over 300 teachers, para-professionals and parents on a yearly basis.

Capital Projects completed since 1991 have placed WSSB in good condition by following the school's strategic plan and accreditation recommendations. WSSB has positioned itself to continue to expand partnerships, which will occur both on and off campus to meet future needs of students through programs such as: short-term intensive on-campus services with expansion of outreach-related services which includes itinerant specialist support in districts throughout the state, (direct and consultative services), statewide technology services, materials, textbooks, aids and appliance loan programs, production of braille and large print, expansion of teacher training partnerships to help insure an adequate supply of trained teachers to our state, expansion of on campus partnerships to assist with successful transition to work for people who are blind and low vision, and statewide partnerships to assist in the expansion of services to parents of newborn children who are blind and low vision, including multiple disabilities and deaf blindness.

Each preservation project that WSSB brings forward must have an element of preserving WSSB facilities and the state's investment, while providing quality facilities to enhance independence for blind children, provide energy savings, reduction in maintenance and operating costs, improve child and employee safety, and enhance the opportunities for collaboration with other agencies and or organizations.

**Future Major Projects** – The next major capital project is the modernization of our residential student dormitories. The existing four dormitories were built in 1955-57. Nearly 70 years old, and last remodeled in 1993, these aging facilities no longer reflect current best practices from a safety, pedagogical, and a sociological view. We are at a turning point for the existing dormitories. Maintenance costs are escalating and will escalate sharply soon. As the dormitories are connected to our central campus steam boilers, we anticipate this to be a prime opportunity to reduce greenhouse gas emissions. A Predesign Manual is the appropriate mechanism to assess what comes next.

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## **2025-2027 Biennium**

### **Program Projects:**

Dormitory Modernization Predesign **\$350,000**

**General Campus Preservation** **\$2,110,000**

1. \$200,000 Main Fire Panel Modernization
2. \$350,000 Signage Design and Modernization
3. \$300,000 Asphalt Repair, Sealing, and Striping
4. \$960,000 LED Conversions (convert all remaining non-LED lighting to LED)
5. \$300,000 Maintenance Building Roof



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**2027-2029 Biennium**

**Program Projects – Major Capital:**

**Dormitory Modernization**                      **\$25,000,000**

**General Campus Preservation**                      **\$1,600,000**

1. \$300,000 Safety - Upgrades to Campus Cameras and Data Management
2. \$300,000 Energy Management - Replace Stenehjem Fitness Center Boilers
3. \$300,000 Remodel/Renovation -Stenehjem Locker Rooms
4. \$200,000 Remodel/Renovation - Old Main Elevator Modernization (Installed 1993)
5. \$500,000 Remodel/Renovation - Sherman and Fries Auditorium AV Modernization

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**2029-2031 Biennium**

**General Campus Preservation**                      **\$1,500,000**

1. \$250,000 Energy Management - Replacement of Old Main MZ-1 Chiller
2. \$250,000 Energy Management – Replace Ogden Resource Center Boilers
3. \$500,000 Preservation - Refurbish Old Main Exterior
4. \$500,000 Remodel/Renovation – Irwin School Flooring Replacement (Installed 2003)

**2031-2033 Biennium**

**General campus Preservation**                      **\$2,400,000**

1. \$900,000 Energy – Replace Campus Central Chiller
2. \$1,500,000 Preservation - Stenehjem Roofing and Pool Ceiling

**2033-2035 Biennium**

**General campus Preservation**                      **\$1,850,000**

1. \$300,000 Energy Management-Replace Ogden Resource Center Boilers
  2. \$100,000 Campus Preservation - Boiler House Roof
  3. \$200,000 Campus Preservation - Reseal Parking Lots
  4. \$1,250,000 Campus Preservation – Irwin School Roof
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### 351 - State School For The Blind Ten Year Capital Plan by Project Class

2025-27 Biennium

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Version: C1 2025-27 Capital Budget Request

Report Number: CBS001

Date Run: 10/28/2024 10:53AM

**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	<b>4000060 Minor works projects 2025-27</b>									
	057-1 State Bldg Constr-State	2,110,000				2,110,000				
0	<b>4000061 Minor works projects 2027-29</b>									
	057-1 State Bldg Constr-State	1,600,000					1,600,000			
0	<b>4000062 Minor works projects 2029-31</b>									
	057-1 State Bldg Constr-State	1,500,000						1,500,000		
0	<b>4000063 Minor works projects 2031-33</b>									
	057-1 State Bldg Constr-State	2,400,000							2,400,000	
0	<b>4000064 Minor works projects 2033-35</b>									
	057-1 State Bldg Constr-State	1,550,000								1,550,000
<b>Total: Preservation</b>		<b>9,160,000</b>				<b>2,110,000</b>	<b>1,600,000</b>	<b>1,500,000</b>	<b>2,400,000</b>	<b>1,550,000</b>

**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	<b>4000038 Dormitory Predesign Manual</b>									
	057-1 State Bldg Constr-State	350,000				350,000				
0	<b>4000054 Dormitory Modernization</b>									
	057-1 State Bldg Constr-State	25,000,000					25,000,000			
<b>Total: Program</b>		<b>25,350,000</b>				<b>350,000</b>	<b>25,000,000</b>			

**351 - State School For The Blind  
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Version: C1 2025-27 Capital Budget Request

Report Number: CBS001

Date Run: 10/28/2024 10:53AM

**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>
057-1 State Bldg Constr-State	34,510,000				2,460,000	26,600,000	1,500,000	2,400,000	1,550,000

## BACKLOG REDUCTION STRATEGIC PLAN

**Agency:** Washington State School for the Blind    **Contact:** David Zilavy, Facility Manager

**Phone:** 360-947-3320

1. Each building is assessed on a yearly basis in the following areas: children and staff safety, energy efficiency, preservation, and programmatic needs. Information is gathered from energy studies that the school has had conducted, yearly inspections by the Board of Trustees facility committee, recommendations from the safety committees, recommendation made by an outside yearly health inspection process, data gathered from consultants that have been hired to provide us with life cycle data and through an extensive accreditation process. These recommendations helped establish the foundation for WSSB's ten-year planning process. **NOTE: each project is specified in the Ten-Year Plan with an appropriate date for completion.**
2. All facilities and locations have been assessed and preservation projects scheduled and planned based upon life cycle cost and/or estimates of maximum life cycle based upon yearly inspections and updates to replacement and or upgrade schedules. Our ten-year plan takes into account all items that we can factor in within a ten-year process. However, projecting ten years ahead of time does take some yearly modifications based upon unknown elements that can occur.
3. Yearly priority listings are based off the ten-year plan with the following priority: life safety, energy management, general preservation work, and programmatic needs. This can change slightly from year to year based upon a number of factors such as: emergencies that were unseen, damages caused by natural disasters, and/or lack of funding and the short window of opportunity for completion of projects due to program needs and student occupancy in facilities. Projects can be removed based upon changes in the use of the facilities based upon programmatic changes, and changes in technology that allow us to modify our goals. Yearly projects and facility upgrades tie into the school's strategic plan and mission.
4. Our process for monitoring preservation projects has been established for a number of years and seems to work well for WSSB. We have been able to target projects within our ten-year plan and have been able to follow the priority listing with very little modification. Some projects have taken slightly longer than we would like, but this has been tied to lack of funding in any given biennial appropriation. All elements are currently incorporated into our ten-year plan.

The projects for each year are based upon the school's strategic plan to guarantee that the school can continue to meet its mission in providing services to blind and low vision children throughout the state. A determination of priorities was based upon the elements as stated above. The school's strategic plan and accreditation process has been a major factor in driving our backlog reduction plan over the past ten years. The process has been quite accurate, along with other data collected from various sources has been validated based upon life expectancy of equipment and infrastructure.

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# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

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Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
 Project Title: Minor works projects 2025-27  
 Project Class: Preservation

## Description

Starting Fiscal Year: 2026  
 Agency Priority: 0

**Project Summary**

This is the parent project for WSSB's minor works projects for the 2025-27 biennium

**Project Description**

The sub projects for the 2025-27 biennium are as follows:

- 40000037 - Asphalt Sealing and Striping
- 40000038 - Dormitory Predesign Manual
- 40000039 - LED Lighting Conversions
- 40000040 - Main Fire Panel Modernization
- 40000041 - Maintenance Building Roof Replacement
- 40000042 - Signage Modernization

The details for each project will be reflected in the individual projects.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

n/a

## Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	2,110,000				2,110,000
	<b>Total</b>	<b>2,110,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,110,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

**Narrative**

There are no operational impacts.

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

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**Version:** C1 2025-27 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 10/28/2024 10:54AM

**Project Number:** 40000060

**Project Title:** Minor works projects 2025-27

**Project Class:** Preservation

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**Operating Impacts**

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**SubProjects**

**SubProject Number:** 40000040

**SubProject Title:** Main Fire Panel Modernization

**SubProject Class:** Preservation

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

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Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000040  
SubProject Title: Main Fire Panel Modernization  
SubProject Class: Preservation

Starting Fiscal Year: 2026  
Agency Priority: 0

**Project Summary**

This project will update our outdated main campus fire panel in the Old Main Administration Building adjacent to the Facilities Manger’s office.

**Project Description**

**What is the problem/opportunity? If applicable, people/communities served,potential future savings, benefits to public safety & other clarifyingdetails. For preservation projects,include information about the current condition of the facility/system.**

The problem is that our main campus fire panel in the OldMain Administration Building, adjacent to the Facilities Manger’s office isoutdated. With the commissioning of our new Transition Center Building it wasdiscovered that our Main Fire Panel, a Simplex 4100 panel, was not dialing outto our monitoring company in a correct manner. It could only make one call at a time, and if an alarm developed in two locations simultaneously, the panelcould only call out on one alarm. This did not meet fire code, and we could notgain occupancy of our new building unless we changed the situation. As atemporary measure we relocated main panel function to the new building with aSimplex 4010 panel. This allowed for a proper calling out configuration.However, now, whenever there is an alarm on campus, we have to walk acrosscampus to reset, with the added complication that any alarm on campus disturbs the tenants of the Department of Services for the Blind. Another complicationof our panel in the Old Main Administration Building results from a nearbylightning strike in 1999 that fried a previous panel. In the emergency replacement,wires were run willy-nilly, patched in a sloppy manner, identification labelinglost, and this was a factor in our inability to upgrade the panel during the2023 commissioning of the Transition Center. This project will correct thosedeficiencies, organize and identify the wiring spaghetti.

**What will the request produce or construct? When will theproject start/end? Identify if the project can be phased, and if so, whichphase is included in the request. Provide detailed cost backup.**

This project will replace an outdated main fire panel, (losethe Simplex 4100 and get a Simplex 4010) bring back main panel function to theadministration building, and adjacent to the responsible Facilities Manager,and finally, organize and identify a very messy wiring situation extant. Thecost for this project is \$200,000. This project would be completed in the2025-2027 biennium.

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

If we did not take action the main fire panel function wouldnot be located near the responsible party, and it would perpetuate theexistence of an ageing panel that cannot be expanded upon, and it would leavein place the mysteries and problems of a hastily and unorganized morass ofwiring and connections. This project would provide an updated, modern main firepanel, and result in specialized personnel identifying, organizing, andlabeling the associated wiring that was disorganized as the result of a 1999 emergencyrepair.

**What alternative solutions were considered? Why were this solution chosen over thealternatives? Provide comparison of costswith alternatives.**

The alternative is to do nothing until it is again anemergency. The \$200,000 cost of this project is beyond our operational budgetcapacity.

351 - State School For The Blind  
Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000040  
SubProject Title: Main Fire Panel Modernization  
SubProject Class: Preservation

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

Virtually all agency personnel and clientele, staff and students, would be impacted by this project, as it would provide a more reliable and expandable main fire panel.

**Does this project or program leverage non-state funding?If yes, how much by source? If the other funding source requires cost share,also include the minimum state (or other) share OF project cost allowable andthe supporting citation or documentation.**

This project does not leverage non-state funding

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project does not leverage non-state funding.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes attach IT Addendum.**

There are no IT costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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 does not contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050.

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

As the School for the Blind serves the blind and low vision community in Washington State, including all blind and low vision students, this project is ultimately a safety issue for this community. Returning main panel function to the Old Main Administration Building will reduce reaction times to any fire alarm signal generated on campus.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Health, Safety and Code Requirements (Minor Works)

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

N/A



## 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
 Project Title: Minor works projects 2025-27  
 Project Class: Preservation

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**SubProjects**

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SubProject Number: 40000040  
 SubProject Title: Main Fire Panel Modernization  
 SubProject Class: Preservation

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropr</u>
057-1	State Bldg Constr-State	200,000				200,000
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>
<u>Future Fiscal Periods</u>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

**Narrative**

No operating impacts

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SubProject Number: 40000042  
 SubProject Title: Signage Modernization  
 SubProject Class: Preservation

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

## SubProjects

SubProject Number: 4000042  
SubProject Title: Signage Modernization  
SubProject Class: Preservation

Starting Fiscal Year: 2026  
Agency Priority: 0

### Project Summary

The purpose of this project is to update the signage with a coherent wayfinding system with current Braille code which significantly impacts equity as it would allow for blind and low vision persons to navigate or campus independently.

### Project Description

**What is the problem/opportunity? If applicable, people/communities served,potential future savings, benefits to public safety & other clarifyingdetails. For preservation projects,include information about the current condition of the facility/system.**

Multiple problems exist with the signage at Washington StateSchool for the Blind. After Braille was updated in 1997, much of the braille onour signage became incorrect, and obsolete. This needs to be corrected at anagency providing services to our blind and low vision community. There hasnever been a comprehensive design for all campus signage resulting in today's conditionof a hodge podge of different sign styles and locations, often within a singlebuilding. There is no coherent wayfinding system of signage on campus whichresults at times in deliveries made to the wrong places, and people confused asto where to access various services. Some older wayfinding signs aredeteriorated and incorrect. Several of the building identification signs aredeteriorated so much as to be unreadable, including at our Health Center, OldMain Building, and Arts Classroom Building.

**What will the request produce or construct? When will theproject start/end? Identify if the project can be phased, and if so, whichphase is included in the request. Provide detailed cost backup.**

This project will result in a comprehensive design of signageon campus with a fabrication and installation schedule master plan. Thisproject will replace the hodge podge of signage with a unified design acrosscampus, to include best practices for blind and low vision wayfinding design. Wehave in hand a \$70,000 Design Services Proposal from Meyer Reed that wouldresult in planning and design of new campus sign scheme, and constructiondrawings. With the addition of an estimated cost of signage manufacturing andinstallation, the total amount requested is \$350,000.

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

This project would correct systemic deficiencies with oursignage, to include the remediation of outdated braille, deteriorated andunreadable signs, and a design hodge podge the resulted from makeshiftsolutions to years of changes. If we do not take this action, we will continueto replace signs without a design coherency, and we will continue to experiencewayfinding confusions.

**What alternative solutions were considered? Why were this solution chosen over thealternatives? Provide comparison of costswith alternatives.**

We believe this to be the most efficient and effectivesolution to the problems described above. We continue to replace some signs,but these signs lack design coherency with the rest of campus, as each buildinglocation has signage relating to the vintage of that building. Without a campusstandard of signage design, this one-off approach only perpetuates a problem ofincoherence.

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

351 - State School For The Blind  
Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000042  
SubProject Title: Signage Modernization  
SubProject Class: Preservation

This project would affect virtually all campus users, from our students and their families, to staff and community users. Especially negatively affected are our blind and low vision populations, who cannot read deteriorated signs, or are confused by the older braille systems, or, with low vision users, some signs are not readable due to poor contrast issues, or size issues, between letters and background.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This project does not now leverage non-state funding, but if the final budget exceeds the amount requested, we are able to continue this project with local funding.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project would have a significant support for our strategic master plan. Two of our Core Values are Equity and Accessibility. With our existing outdated and deteriorated signage, our blind and low vision clientele cannot be fully independent as these signs are not accessible to them, and so they need to rely on assistance from sighted persons to help them navigate around our campus.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes attach IT Addendum.**

There are no IT costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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 contribution of this project to the reduction of greenhouse emissions is small, but not zero, as it will create more effective wayfinding for deliveries and visitors who will then more efficiently operate on this campus.

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This project would have a significant impact on equity as it would allow for blind and low vision persons to navigate independently on our campus.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)

Infrastructure Preservation (Minor Works)

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
 Project Title: Minor works projects 2025-27  
 Project Class: Preservation

**SubProjects**

SubProject Number: 40000042  
 SubProject Title: Signage Modernization  
 SubProject Class: Preservation

Growth Management impacts  
 N/A

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	350,000				350,000
	<b>Total</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>350,000</b>
<u>Future Fiscal Periods</u>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

No operating impacts

SubProject Number: 40000037  
 SubProject Title: Asphalt Sealing and Striping  
 SubProject Class: Preservation

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000037  
SubProject Title: Asphalt Sealing and Striping  
SubProject Class: Preservation

Starting Fiscal Year: 2026  
Agency Priority: 0

**Project Summary**

Campus asphalt parking lots, in total, approx.. 120,000 SF, are in need of coating and striping. Some

**Project Description**

**What is the problem/opportunity? If applicable, people/communities served,potential future savings, benefits to public safety & other clarifyingdetails. For preservation projects,include information about the current condition of the facility/system.**

Campus asphalt parking lots, in total, approx.. 120,000 SF,are in need of coating and striping. Some lots were last done in 2018, othersbefore that. Using WADOT’s “Pavement Surface Condition Field Rating Manual forAsphalt Pavements,” we have found a gamut of defects and severities – cracking,alligatoring, raveling, drying, and crack seals and patches failing. Some areaswill require asphalt removal and replacement.

**What will the request produce or construct? When will theproject start/end? Identify if the project can be phased, and if so, whichphase is included in the request. Provide detailed cost backup.**

This request will produce asphalt parking lot and accessroadway cleaning, sealing, and striping across all 120,000 square feet ofasphalt pavement on this 13.2 acre campus. This action will extend the life ofthe pavement. The estimated cost of this project is \$250,000. Attached are somecost estimates, which do not include removal and replacement of selected areas.This project would be completed in the 2025-2027 biennium.

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

The result of not taking action will be increasingdeterioration of existing asphalt surfaces that would eventually lead to the need for more expensive removal and replacement.

**What alternative solutions were considered? Why were this solution chosen over thealternatives? Provide comparison of costswith alternatives.**

We assessed the value of cleaning, sealing, and striping staggeredsections at staggered times using operational dollars. This method would notaddress all needs in a timely manner and would result in more deterioration onunaddressed sections. Additionally, this method would remove operationaldollars currently being allocated to address a number of building systemupgrades relating to energy efficiencies and addressing aging and failing partsof building systems, such as the overhaul of aging boilers, replacement andinstallation of VFDs on fan motors, replacement of failed damper actuators, thereplacement of failing sensors and parts in the building controls systems.

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

Virtually all campus users would be affected by this budgetrequest, including 130 staff, 70 daily students and their families, visitingstudents and teachers of blind and low vision persons, campus visitors and facilitiesrenters.

**Does this project or program leverage non-state funding?If yes, how much by source? If the other funding source requires cost share,also include the minimum state (or other) share OF project cost allowable andthe supporting citatio or documentation.**

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
 Project Title: Minor works projects 2025-27  
 Project Class: Preservation

## SubProjects

SubProject Number: 40000037  
 SubProject Title: Asphalt Sealing and Striping  
 SubProject Class: Preservation

This project would not leverage non-state funding.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project would create not just well-maintained asphalt pavement over time, but provide for a neat and tidy appearance of parking areas for all users. With clear markings for all parking, handicapped, EV charging, and otherwise.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes attach IT Addendum.**

There are no IT related costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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 has an ancillary relation to reducing greenhouse gas emissions in that it would preclude the more energy-intensive need to remove and replace larger sections of pavement over time by preserving existing pavements. This project also mobilizes contractors once, instead of multiple times.

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This project would allow us to focus our maintenance budget on assuring the efficient operation of building systems for the comfort of our blind and low vision students, staff, and community at large.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Approps
057-1	State Bldg Constr-State	300,000				300,000
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

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## SubProjects

SubProject Number: 40000037  
SubProject Title: Asphalt Sealing and Striping  
SubProject Class: Preservation

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Operating Impacts

No Operating Impact

### Narrative

No operating impact

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SubProject Number: 40000039  
SubProject Title: LED Lighting Conversions  
SubProject Class: Preservation

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

## SubProjects

SubProject Number: 4000039  
SubProject Title: LED Lighting Conversions  
SubProject Class: Preservation

Starting Fiscal Year: 2026  
Agency Priority: 0

### Project Summary

This project will convert remaining lighting to LED

### Project Description

**What is the problem/opportunity? If applicable, people/communities served, potential future savings, benefits to public safety & other clarifying details. For preservation projects, include information about the current condition of the facility/system.**

The problem is that industry is phasing out fluorescent and induction lighting parts and supplies, and our remaining agency areas with these lighting systems are in need of conversion to LED lighting. The opportunity is to convert all remaining non-LED lighting on this campus to LED lighting under the aegis of one project, minimizing design, management, and contractor fees if these were pursued as separate projects. We are further encouraged to convert to LED by a recent significant industry lowering of cost of parts for these systems. The problems are as follows: 1) While we have converted some of the Stenehjem Fitness Center, 29,000 SF, lighting to LED, there are some areas that remain as fluorescent lighting and are becoming increasingly costly to service. Additionally, the Stenehjem Fitness Center lighting operates via a WattStopper low-voltage lighting controller that is no longer supported by the manufacturer. This lighting control system is inaccessible to change lighting schedules, and so we cannot adjust for daylight savings or any other on/off situations to achieve energy savings. Lastly, this switches in the Stenehjem Fitness Center are overly complex and deteriorated to such a degree that staff sometimes needs to use paper clips to operate the switches. This is a nuisance as well as a safety issue. 2) The Ogden Resource Center, 11,680 SF, is our braille printing facility. All lights are fluorescent. With differing visual acuity of staff members who proofread braille, we are seeking dimmable LED units in the office area as accommodations. The warehouse section of the building would be a straight forward LED changeout. 3) Approximately half of our exterior campus lighting has been converted to LED. The remaining exterior lighting is an aged induction type of lighting, while reliable, has a high energy consumption rate comparatively. 4) Our Arts and Crafts Building, 2,589 SF, is all fluorescent and so can greatly benefit from conversion to LED lighting. This system would be dimmable and color-tunable to accommodate various vision issues of blind and low vision students and staff. 5) The Maintenance Building, 7,207 SF, is all fluorescent, and would be a straight-forward LED conversion.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This project would convert all remaining fluorescent or induction lighting on campus to LED lighting. This project would be completed within the 2025-2027 biennium. This project could be phased over two biennia, but for design, management, and construction efficiencies, we believe it is more cost effective to bundle these opportunities. The total project cost for the five areas requested is \$960,000. The cost breakdown is as follows: 1) Stenehjem Fitness Center – \$450,000. This cost reflects: accessibility issues in the gymnasium, hallway, and pool areas; the need to replace the low-voltage lighting controller and switches with a bac-net enabled controller for ease of schedule change and monitoring. 2) Ogden Resource Center - \$200,000. This cost reflects the user request for dimmable, color-tunable LED troffer lighting in the office area comprising approximately xx SF of the XX SF building. The XX SF warehouse can be typical LED lighting. 3) Exterior - \$150,000. This cost reflects the access requirements and complication in converting the pole lighting around campus. 4) Arts and Crafts Building - \$80,000. This XX SF building has fewer lights, but because of the requirement for dimmable, color-tunable fixtures and associated switches, the cost is a little higher than if we installed typical LED systems. 5) The Maintenance Building - \$80,000. This XX SF building would be a typical LED conversion.



# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

## SubProjects

SubProject Number: 40000039  
SubProject Title: LED Lighting Conversions  
SubProject Class: Preservation

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

This project would end our LED conversions on campus, reducing operating costs, and combines design, management, and construction fees more to create cost efficiencies that would escalate if these were standalone projects.

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

We considered splitting these projects into different biennia, but for the cost efficiencies aforementioned, we are requesting this combination.

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

We have in the past few years converted our Old Main Administration Building to dimmable LEDs, and our Irwin School to dimmable, color-tunable LEDs, and these systems have proved to be very favorable to the various lighting accommodations required by myriad blind and low vision medical issues, like headaches or seizures or discomfort that can be associated with these varying conditions. In essence, our whole agency and the blind and low vision community we serve and employ would be the primary beneficiaries, though sighted people also enjoy the benefits of these systems, and describe the lighting as better.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share of project cost allowable and the supporting citation or documentation.**

This project does not leverage non-state funding.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project reflects the core values of our agency in that it enhances the work spaces of students and staff. This provides equity to the blind and low vision community, and makes for a more accessible environment overall, as our targeting of adjustable lighting is focused on areas where blind and low vision students and staff, volunteers and visitors, work.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes attach IT Addendum.**

There is related IT costs included in this request in the Stenehjem Fitness Center only as we would connect the low-voltage lighting controller to the bac-net via our network. Essentially, one ethernet cable.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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.**

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000060  
 Project Title: Minor works projects 2025-27  
 Project Class: Preservation

## SubProjects

SubProject Number: 4000039  
 SubProject Title: LED Lighting Conversions  
 SubProject Class: Preservation

This project is an energy project in that it will significantly reduce our electrical use and costs

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This project would impact our blind and low vision community members by enhancing the variability of lighting situations in typical workspaces.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	960,000				960,000
	<b>Total</b>	<b>960,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>960,000</b>

**Future Fiscal Periods**

	2027-29	2029-31	2031-33	2033-35
057-1 State Bldg Constr-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

No operating impacts

SubProject Number: 4000041  
 SubProject Title: Maintenance Building Roof Replacement  
 SubProject Class: Preservation

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
 Project Title: Minor works projects 2025-27  
 Project Class: Preservation

## SubProjects

SubProject Number: 40000041  
 SubProject Title: Maintenance Building Roof Replacement  
 SubProject Class: Preservation

Starting Fiscal Year: 2026  
 Agency Priority: 0

### Project Summary

This purpose of this project is to replace the roof on the maintenance building.

### Project Description

**What is the problem/opportunity? If applicable, people/communities served,potential future savings, benefits to public safety & other clarifying details. For preservation projects,include information about the current condition of the facility/system.**

The Maintenance Building was erected in 1994 and the 30year-old TPO (thermoplastic polyolefin single membrane roof is failing. Thelifecycle of a TPO roofs is 20 to 30 years. The roof surface is approximately10,000 square feet. We have spent the last two years patching several failedareas that daylighted as leaks into the building that damaged the structurebelow. Other areas of the roof show signs of imminent failure with brittleness,cracks, UV damage, ponding, and scrim showing through the waterproof membrane. Inshort, this just needs to be done.

**What will the request produce or construct? When will theproject start/end? Identify if the project can be phased, and if so, whichphase is included in the request. Provide detailed cost backup.**

This project would be completed in the 2025-2027 biennium. Thisrequest will result in a liquid roof membrane system applied over the existingsingle membrane TPO roof. This project will cost \$300,000.

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

This liquid roof system will provide a 20 year leak-freewarranty, with the ability to recoat in 15 years for another 15 year warranty.At that time, it is possible to recoat for a third time for a 10 year leak-freewarranty. An added benefit is that we do not have to tear off and landfill theexisting roof membrane. This system, which we have now used on three roofs onthis campus, is manufactured by Tremco, and called Alpha Bio. It has the addedbenefit of being manufactured with a majority of non-petroleum based materials.

**What alternative solutions were considered? Why were this solution chosen over thealternatives? Provide comparison of costswith alternatives.**

The only other solution to this problem is to remove andreplace the old roof membrane. This would result in a roof with a 20 to 30 yearlifecycle before it would need to be replaced.

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

The Maintenance Building houses important campus functions,including storage and maintenance of all grounds equipment and supplies, a shopfacility hold most of our building maintenance tools and supplies, anautomotive shop with a car jack and associated repair tools and supplies,offices for our maintenance workers, and a warehouse containing all custodialsupplies, as well as furniture and other building supplies commonly used in aschool campus setting. In effect, all of this agencies students and staff are impactedby this project

**Does this project or program leverage non-state funding?If yes, how much by source? If the other funding source requires cost share,also include the minimum state (or other) share OF project cost allowable andthe supporting citatio**

351 - State School For The Blind  
Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
Project Title: Minor works projects 2025-27  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000041  
SubProject Title: Maintenance Building Roof Replacement  
SubProject Class: Preservation  
or documentation.

This project does not leverage non-state funding.

**Describe how this project supports the agency’s strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project is a hub for building, grounds, and custodial maintenance, which is fundamental to providing safe and comfortable spaces so that the rest of agency staff can provide their services educating and housing blind and low vision students of Washington State.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes attach IT Addendum.**

There are no IT costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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’s proposed material is manufactured by Temco, and is majority bio-based, and so we save on the use of petroleum based alternative solutions. Furthermore, in leaving the existing TPO membrane in situ, we eliminate the fossil fuel consumption not just of transporting the old roof to a landfill, but also in the energies necessary for manufacture and transportation of a new roof material to the job site.

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

As our agency revolves around the blind and low vision community, this project directly impacts that community.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

- Facility Preservation (Minor Works)
- Infrastructure Preservation (Minor Works)

**Growth Management impacts**

N/A

## 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000060  
 Project Title: Minor works projects 2025-27  
 Project Class: Preservation

### SubProjects

SubProject Number: 40000041  
 SubProject Title: Maintenance Building Roof Replacement  
 SubProject Class: Preservation

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	300,000				300,000
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>
<u>Future Fiscal Periods</u>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

**Narrative**

No operating impacts

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000061  
 Project Title: Minor works projects 2027-29  
 Project Class: Preservation

## Description

Starting Fiscal Year: 2028  
 Agency Priority: 0

**Project Summary**

This is the parent project for WSSB's minor works projects for the 2027-29 biennium.

**Project Description**

The subprojects for the 2027-29 biennium are as follows:  
 40000055 – Upgrades to Campus Cameras and Data Management  
 40000056 – Replace Stenehjem Fitness Center Boilers  
 40000057 – Stenehjem Locker Rooms  
 40000058 - Old Main Elevator Modernization (Installed 1993)  
 40000059 – Sherman and Fries Auditorium AV Modernization

The details for each project will be reflected in the individual projects.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

n/a

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,600,000				
	<b>Total</b>	<b>1,600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	1,600,000				
	<b>Total</b>	<b>1,600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

**Narrative**

There are no operating impacts.

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000061  
 Project Title: Minor works projects 2027-29  
 Project Class: Preservation

## Operating Impacts

## SubProjects

SubProject Number: 4000055  
 SubProject Title: Upgrades to Campus Cameras and Data Management  
 SubProject Class: Preservation

Starting Fiscal Year: 2028  
 Agency Priority: 0

**Project Summary**

Add up-to-date security cameras and adequate recording infrastructure.

**Project Description**

Update existing out-of-date cameras and add cameras in 20 new locations. New cameras require more data storage, and so upgrade storage to retain a month's worth of recordings. Update integrating software to create a more user-friendly interface.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

- Facility Preservation (Minor Works)
- Health, Safety and Code Requirements (Minor Works)
- Infrastructure Preservation (Minor Works)

**Growth Management impacts**

n/a

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	300,000				
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
057-1	State Bldg Constr-State	300,000			
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

**Project Number:** 40000061  
**Project Title:** Minor works projects 2027-29  
**Project Class:** Preservation

## SubProjects

**SubProject Number:** 40000055  
**SubProject Title:** Upgrades to Campus Cameras and Data Management  
**SubProject Class:** Preservation  
**Narrative:**  
 no operating impacts

**SubProject Number:** 40000056  
**SubProject Title:** Replace Stenehjem Fitness Center Boilers  
**SubProject Class:** Preservation

**Starting Fiscal Year:** 2028  
**Agency Priority:** 0

**Project Summary**

Lifecycle replacement of two 1 million BTU KN-10 natural gas boilers.

**Project Description**

This system heats the swimming pool year round, and so it heavily used. The efficiency of the boiler is diminished over time while the maintenance costs increase. This project is a potential opportunity to reduce our use of fossil fuels, as these are natural gas boilers.

**Location**

**City:** Vancouver

**County:** Clark

**Legislative District:** 049

**Project Type**

Facility Preservation (Minor Works)  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**

n/a

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	300,000				
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	300,000				
	<b>Total</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	



# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000061  
 Project Title: Minor works projects 2027-29  
 Project Class: Preservation

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## SubProjects

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SubProject Number: 4000056  
 SubProject Title: Replace Stenehjem Fitness Center Boilers  
 SubProject Class: Preservation

**Operating Impacts**

No Operating Impact

**Narrative**

There are no operating impacts.

SubProject Number: 4000057  
 SubProject Title: Stenehjem Locker Rooms  
 SubProject Class: Preservation

Starting Fiscal Year: 2028  
 Agency Priority: 0

**Project Summary**

Lifecycle replacement of tile floors, lockers, and shower stall systems.

**Project Description**

Tilefloor is delaminating in over 50 percent of area and maintenance costs areescalating. Appearance is deteriorating. Old metal lockers are rusting. Phenolicshower stalls are mineral stained beyond repair.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**

n/a

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>		
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	300,000				
<b>Total</b>		<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000061  
 Project Title: Minor works projects 2027-29  
 Project Class: Preservation

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## SubProjects

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SubProject Number: 40000057  
 SubProject Title: Stenehjem Locker Rooms  
 SubProject Class: Preservation

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	300,000			
<b>Total</b>		<b>300,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**No Operating Impact**

**Narrative**

no operating impacts

SubProject Number: 40000058  
 SubProject Title: Old Main Elevator Modernization (Installed 1993)  
 SubProject Class: Preservation

Starting Fiscal Year: 2028  
 Agency Priority: 0

**Project Summary**

Lifecycle replacement of elevator controller.

**Project Description**

Installed in 1993, the Old Main Elevator is experiencing an increasing frequency and cost of maintenance needs. Parts for replacement are becoming increasingly difficult to source. This is a routine elevator modernization project.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

- Facility Preservation (Minor Works)
- Health, Safety and Code Requirements (Minor Works)
- Infrastructure Preservation (Minor Works)

**Growth Management impacts**

n/a

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000061  
 Project Title: Minor works projects 2027-29  
 Project Class: Preservation

## SubProjects

SubProject Number: 4000058  
 SubProject Title: Old Main Elevator Modernization (Installed 1993)  
 SubProject Class: Preservation

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	200,000				
<b>Total</b>		<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	200,000				
<b>Total</b>		<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

**Narrative**

no operating impacts

SubProject Number: 4000059  
 SubProject Title: Sherman and Fries Auditorium AV Modernization  
 SubProject Class: Preservation

Starting Fiscal Year: 2028  
 Agency Priority: 0

**Project Summary**

Lifecycle replacement of unsupported lighting and AV system in two auditoriums

**Project Description**

The lighting and lighting controllers are arcane and archaic, hard to operate and no longer supported by manufacturer. The audio system is makeshift and difficult to operate. Both auditoriums lack projector and screen.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000061  
 Project Title: Minor works projects 2027-29  
 Project Class: Preservation

**SubProjects**

**Project Type**

SubProject Number: 40000059  
 SubProject Title: Sherman and Fries Auditorium AV Modernization  
 SubProject Class: Preservation  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**  
 n/a

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>		
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>	
057-1	State Bldg Constr-State	500,000					
	<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
		<u>Future Fiscal Periods</u>					
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>		
057-1	State Bldg Constr-State	500,000					
	<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>		

**Operating Impacts**

**No Operating Impact**

**Narrative**  
 no operating impacts

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000062  
 Project Title: Minor works projects 2029-31  
 Project Class: Preservation

## Description

Starting Fiscal Year: 2030  
 Agency Priority: 0

**Project Summary**

This is the parent project for WSSB's minor works projects for the 2029-31 biennium

**Project Description**

The sub projects for the 2029-31 biennium are as follows:  
 40000050 – Replacement of Old Main MZ-1 Chiller  
 40000051 – Replace Stenehjem Fitness Center Boilers  
 40000052 – Stenehjem Locker Rooms  
 40000053 – Irwin School  
 40000059 – Sherman and Fries Auditorium AV Modernization

The details for each project will be reflected in the individual projects.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

n/a

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,500,000				
	<b>Total</b>	<b>1,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State		1,500,000			
	<b>Total</b>	<b>0</b>	<b>1,500,000</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

**Narrative**

There are no operating impacts.

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000062  
 Project Title: Minor works projects 2029-31  
 Project Class: Preservation

## Operating Impacts

## SubProjects

SubProject Number: 4000050  
 SubProject Title: Replacement of Old Main MZ-1 Chiller  
 SubProject Class: Preservation

Starting Fiscal Year: 2030  
 Agency Priority: 0

**Project Summary**

Lifecycle replacement of 125 ton central campus chiller installed in 1995.

**Project Description**

Air-cooled rotary chiller with R-22 refrigerant has reached the end of effective life. Project presents opportunity to save energy costs with new sequential units that operate to demand capacity, which current unit operates only at full capacity. Project presents opportunity to phase out R-22 refrigerant for modern refrigerant.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**

n/a

**Funding**

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	250,000				
	<b>Total</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State		250,000		
	<b>Total</b>	<b>0</b>	<b>250,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium  
\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

**Project Number:** 40000062  
**Project Title:** Minor works projects 2029-31  
**Project Class:** Preservation

## SubProjects

**SubProject Number:** 40000050  
**SubProject Title:** Replacement of Old Main MZ-1 Chiller  
**SubProject Class:** Preservation  
**Narrative**  
 no operating impacts

**SubProject Number:** 40000051  
**SubProject Title:** Replace Ogden Resource Center Boilers  
**SubProject Class:** Preservation

**Starting Fiscal Year:** 2030  
**Agency Priority:** 0

**Project Summary**  
 Lifecycle replacement of two 700,000 BTU Fulton natural gas boilers.

**Project Description**  
 In 2030 these boilers will be 27 years old and ready for replacement. This project will be a prime opportunity to reduce our use of fossil fuels.

**Location**  
**City:** Vancouver **County:** Clark **Legislative District:** 049

**Project Type**  
 Facility Preservation (Minor Works)  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**  
 no growth impacts

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	250,000				
	<b>Total</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State		250,000			
	<b>Total</b>	<b>0</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000062  
 Project Title: Minor works projects 2029-31  
 Project Class: Preservation

## SubProjects

SubProject Number: 4000051  
 SubProject Title: Replace Ogden Resource Center Boilers  
 SubProject Class: Preservation

No Operating Impact

**Narrative**

no operating impacts

SubProject Number: 4000052  
 SubProject Title: Refurbish Old Main Exterior  
 SubProject Class: Preservation

Starting Fiscal Year: 2030  
 Agency Priority: 0

**Project Summary**

Lifecycle refurbishment and repair of EIFS system exterior components, and other masonry preservation.

**Project Description**

Installed circa 1998, EIFS systems on the historic Old Main building have failing polyurethane caulk joints and holes from bird damage, which, if left unaddressed, will cause further deterioration. South portico terra cotta columns need refurbishing work. Galvanized fire escape improperly coated in past and needs treatment. Several areas on parapet needs repairs made to glazed terra cotta caps.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**

no growth management impacts

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>	<u>Current Biennium</u>	<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>		<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	500,000				
	<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000062  
Project Title: Minor works projects 2029-31  
Project Class: Preservation

## SubProjects

SubProject Number: 4000052  
SubProject Title: Refurbish Old Main Exterior  
SubProject Class: Preservation

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State		500,000		
	<b>Total</b>	<b>0</b>	<b>500,000</b>	<b>0</b>	<b>0</b>

### Operating Impacts

No Operating Impact

### Narrative

no operating impacts

SubProject Number: 4000053  
SubProject Title: Irwin School Flooring Replacement (Installed 2003)  
SubProject Class: Preservation

Starting Fiscal Year: 2030  
Agency Priority: 0

### Project Summary

Lifecycle replacement of all carpeting and Marmoleum flooring in 36,464 SF school building.

### Project Description

Current carpet installed in 2003, and so by 2030 carpet will be 27 years old. Despite a rigorous maintenance cleaning program with this carpet we expect it to be ready for replacement by this biennium. This project will provide opportunity to transition from sheet good carpet to the carpet tile system that provides for much easier replacement options ongoing.

### Location

City: Vancouver

County: Clark

Legislative District: 049

### Project Type

Facility Preservation (Minor Works)  
Infrastructure Preservation (Minor Works)

### Growth Management impacts

n/a

## 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000062  
 Project Title: Minor works projects 2029-31  
 Project Class: Preservation

### SubProjects

SubProject Number: 4000053  
 SubProject Title: Irwin School Flooring Replacement (Installed 2003)  
 SubProject Class: Preservation

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	500,000				
	<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Future Fiscal Periods</u>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State		500,000			
	<b>Total</b>	<b>0</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**No Operating Impact**

**Narrative**

no operating impacts

## 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000063  
 Project Title: Minor works projects 2031-33  
 Project Class: Preservation

### Description

Starting Fiscal Year: 2032  
 Agency Priority: 0

**Project Summary**

This is the parent project for WSSB's minor works projects for the 2031-33 biennium

**Project Description**

The sub projects for the 2031-33 biennium are as follows:

- 40000048 – Replace Central Campus Chiller
- 40000049 – Stenehjem Roofing and Pool Ceiling

The details for each project will be reflected in the individual projects.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

There are no growth management impacts.

### Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	2,400,000				
	<b>Total</b>	<b>2,400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State			2,400,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>2,400,000</b>	<b>0</b>	

### Operating Impacts

**No Operating Impact**

**Narrative**

There are no operating impacts.

### SubProjects

351 - State School For The Blind  
Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 4000063  
Project Title: Minor works projects 2031-33  
Project Class: Preservation

**SubProjects**

SubProject Number: 4000048  
SubProject Title: Energy – Replace Campus Central Chiller  
SubProject Class: Preservation

Starting Fiscal Year: 2032  
Agency Priority: 0

**Project Summary**

Replacement Old Main Building MZ-1 Chiller. Lifecycle replacement of existing Old Main west side chiller unit that was manufactured in 1998, so in 2029 this unit will be 31 years old.

**Project Description**

This unit cools our Health Center, and so is critical to school operations. In 2024 we are seeing increasing maintenance needs on this unit, and can expect this trend to continue. This project will be an opportunity to take advantage of technological improvements leading to decreased energy consumption.

**Location**

City: Vancouver County: Clark Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)  
Infrastructure Preservation (Minor Works)

**Growth Management impacts**

no growth management impacts

**Funding**

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	900,000				
	<b>Total</b>	<b>900,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State			900,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>900,000</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

no operating impacts

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000063  
 Project Title: Minor works projects 2031-33  
 Project Class: Preservation

## SubProjects

SubProject Number: 40000049  
 SubProject Title: Stenehjem Roofing and Pool Ceiling  
 SubProject Class: Preservation

Starting Fiscal Year: 2032  
 Agency Priority: 0

**Project Summary**

Lifecycle replacement or refurbishment of roof and pool ceiling.

**Project Description**

Pool ceiling rusting and in need of refurbishment. Stenehjem Fitness Center 29,000 square foot single membrane TPO roof installed in 2009, now 22 years old and lifecycle replacement or refurbishment necessary.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**

no growth management impacts

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	1,500,000				
	<b>Total</b>	<b>1,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State			1,500,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

no operating impacts

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000064  
 Project Title: Minor works projects 2033-35  
 Project Class: Preservation

## Description

Starting Fiscal Year: 2026  
 Agency Priority: 0

**Project Summary**

This is the parent project for WSSB's minor works projects for the 2033-35 biennium

**Project Description**

The sub projects for the 2033-35 biennium are as follows:

- 40000450 – Reseal and Stripe Parking Lots
- 40000046 – Irwin School Roof
- 40000047 – Replace Ogden Resource Center (ORC) Boilers
- 40000044 – Boiler House Roof

The details for each project will be reflected in the individual projects

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

There are no growth management impacts.

## Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
<u>Code</u>	<u>Account Title</u>	<u>Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	1,550,000				
	<b>Total</b>	<b>1,550,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State				1,550,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,550,000</b>	

## Operating Impacts

No Operating Impact

**Narrative**

There are no operating impacts.

## SubProjects

351 - State School For The Blind  
Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000064  
Project Title: Minor works projects 2033-35  
Project Class: Preservation

**SubProjects**

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SubProject Number: 40000066  
SubProject Title: Replace Irwin School Boilers  
SubProject Class: Preservation

Starting Fiscal Year: 2034  
Agency Priority: 0

**Project Summary**

Lifecycle replacement of two 1 million BTU natural gas boilers.

**Project Description**

Twenty year old boilers lifecycle replacement project provides opportunity to reduce greenhouse gas emissions. Expected transition from fossil fuel to take advantage of modern technologies.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)  
Infrastructure Preservation (Minor Works)

**Growth Management impacts**

n/a

**Operating Impacts**

**No Operating Impact**

**Narrative**

There are no operating impacts.

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SubProject Number: 40000044  
SubProject Title: Campus Preservation - Boiler House Roof  
SubProject Class: Preservation

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000064  
 Project Title: Minor works projects 2033-35  
 Project Class: Preservation

## SubProjects

SubProject Number: 40000044  
 SubProject Title: Campus Preservation - Boiler House Roof  
 SubProject Class: Preservation

Starting Fiscal Year: 2034  
 Agency Priority: 0

**Project Summary**

Replace 25 year-old asphalt shingle roof on central boiler house.

**Project Description**

To protect the central heating system, this project is a lifecycle replacement for an asphalt shingle roof. Roof, installed in 2004, is approximately 2,500 SF.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

no growth management impacts

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	100,000				
	<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State				100,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

no operating impacts



# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000064  
 Project Title: Minor works projects 2033-35  
 Project Class: Preservation

## SubProjects

SubProject Number: 40000045  
 SubProject Title: Campus Preservation - Reseal Parking Lots  
 SubProject Class: Preservation

Starting Fiscal Year: 2034  
 Agency Priority: 0

**Project Summary**

Hitting five year cycle to preserve asphalt pavement, these parking lots were last sealed in 2026.

**Project Description**

In order to maintain the integrity of our asphalt pavement, and to maximize cost efficiencies by one mobilization per five years, we propose to seal and stripe all of our approximately 125,000SF of asphalt paves surface.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Infrastructure Preservation (Minor Works)

**Growth Management impacts**

no operating impacts

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	200,000				
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State				200,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>	

**Operating Impacts**

**No Operating Impact**

**Narrative**

no operating impacts

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000064  
 Project Title: Minor works projects 2033-35  
 Project Class: Preservation

## SubProjects

SubProject Number: 40000046  
 SubProject Title: Campus Preservation – Irwin School Roof  
 SubProject Class: Preservation

Starting Fiscal Year: 2034  
 Agency Priority: 0

**Project Summary**

Lifecycle replacement or refurbishment of 37,000 SF single membrane TPO roof.

**Project Description**

Irwin TPO roof membrane was installed in 2012. Our experience at this site predicts that in 2034, when this roof is 22 years old, it will be time to address the deterioration of the material. This will be essential to maintaining our ability to provide services to blind and low vision students.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Facility Preservation (Minor Works)  
 Infrastructure Preservation (Minor Works)

**Growth Management impacts**

no growth management impacts

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
		<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	1,250,000				
	<b>Total</b>	<b>1,250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State				1,250,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,250,000</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

no operating impacts

# 351 - State School For The Blind Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000054  
 Project Title: Dormitory Modernization  
 Project Class: Program

## Description

Starting Fiscal Year: 2026  
 Agency Priority: 0

**Project Summary**

Replace four dormitories built in 1955 with a modern structure purpose-built for residential school.

**Project Description**

This project we anticipate because of a predesign project requested in the 2025-2027 biennium. Our current dormitories are not only deteriorating, but are energy inefficient, and not designed to current pedagogical or sociological best practices for the education and socialization of blind and low vision students.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

n/a

New Facility: No

## Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	25,000,000				
	<b>Total</b>	<b>25,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		<b>Future Fiscal Periods</b>				
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	25,000,000				
	<b>Total</b>	<b>25,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Operating Impacts

No Operating Impact

**Narrative**

no operating impacts

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

\*

**Version:** C1 2025-27 Capital Budget Request

**Report Number:** CBS002

**Date Run:** 10/28/2024 10:54AM

**Project Number:** 40000038

**Project Title:** Dormitory Predesign Manual

**Project Class:** Program

**Description**

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351 - State School For The Blind  
 Capital Project Request

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000038  
 Project Title: Dormitory Predesign Manual  
 Project Class: Program

**Description**

Starting Fiscal Year: 2026  
 Agency Priority: 0

**Project Summary**

This project is predesign work for our dormitories that do not meet current programmatic, pedagogical or sociological best practices for our blind and low-vision student population.

**Project Description**

**What is the problem/opportunity? If applicable, people/communities served,potential future savings, benefits to public safety & other clarifyingdetails. For preservation projects,include information about the current condition of the facility/system.**

WSSB's four dormitories were built in 1952, and last received a major renovation in 1992. The 72-year-old layout of the dormitory interior does not meet current programmatic, pedagogical or sociological best practices for our blind and low-vision student population. The supervising staff office has poor sight and sound lines into the building, increasing the complexity of safety. There is no way for blind and low vision staff and students to know who is at an entry door without opening the door. This is a safety issue. The restroom areas are communal, disallowing the privacy the residential students deserve, and hampering our flexibility in accommodating gender identity best practices. Shower facilities in each cottage are near lifecycle end – rot issues loom. The current HVAC system, connected to central campus steam boilers, perpetuates our use of fossil fuels. Student bedrooms have no air conditioning, and as climate changes this is becoming a comfort and health problem. Air exchange units in crowded attic spaces are hard to service, and leak with increasing frequency, damaging ceilings below. The water heater system is arcane and circulates water poorly. Most drain and some supply pipes are galvanized iron and reaching end of lifecycle. Carpets are within a few years of needing replacement. Laminate casework from the 1992 renovation is deteriorating. Drapes are frayed and in need of replacement. Plumbing draining is clogging with increasing frequency.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This request will produce a Predesign manual exploring alternatives for a future capital project. We expect the Predesign Manual to be completed by June of 2027, and hope that it would result in a major capital project request that would involve expenditures in the 2027-2029 biennium, and possibly the 2029-2031 biennium.

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

This Predesign Manual request would provide detailed cost analyses of alternatives to a no action posture. If we were to not explore detailed costs of alternatives via a Predesign Manual, we would be submitting steadily increasing capital minor works requests to address the buildings deficiencies in a piecemeal manner.

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

We have considered hiring architects to design solutions to various issues, one at a time, such as: how to remodel the bathrooms so each student can access privately a toilet and a shower; how to add air conditioning to student bedrooms; how to upgrade the HVAC. We have an architect's proposal to do a pre-predesign. It was suggested by our OFM Capital Budget Advisor Kelsey Rote that a Predesign was a reasonable method to explore the dormitory issues.

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

WSSB's student population (about 70 students per year), and the staff who teaches and supervises the residential students in their dormitories (approximately 15-20 employees) would be the prime beneficiaries if a predesign results in a capital project.

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000038  
Project Title: Dormitory Predesign Manual  
Project Class: Program

**Description**

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This Predesign would access capital dollars only.

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

**Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

A Predesign Manual would allow WSSB subject experts to influence dormitory design incorporating updated best practices for: the dormitory learning environment; the health and safety of blind and low vision student and staff occupants; accommodating the mental health of the blind and low vision students and staff; incorporating technology into a learning environment; enhancing our ability to decrease our use of fossil fuels.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes attach IT Addendum.**

The Predesign Manual request does not include and IT related costs.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This Predesign Manual request is not linked to the Puget Sound Action Agenda,

**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.**

We believe the Predesign exploration of alternatives will lead to major campus renovations trading current natural gas steam boilers for aircooled heat pump systems, eliminating our largest campus source of greenhouse gas emissions.

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This Predesign Manual request will have significant impact on future blind and low vision students and staff, as we will be able to incorporate pedagogical, sociological, technological, health and safety best practices that have evolved significantly since the time these cottages were built in 1955.

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

Our \$350,000 request for a Predesign Manual seems, at first blush, to be at the higher end for a predesign package involving a project of this scope. However, because the existing dormitories are tied to central campus natural gas steam heat, and linked to our current domestic water supply lines, we believe there will be significantly more engineering input than would typically be necessary if these were stand-alone buildings. Of the four dormitories extant, three are 4,690 SF, and one is 8,216 SF.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Infrastructure Preservation (Minor Works)

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

N/A

New Facility: No

**Funding**

**351 - State School For The Blind  
Capital Project Request**

2025-27 Biennium

\*

Version: C1 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 10/28/2024 10:54AM

Project Number: 40000038  
 Project Title: Dormitory Predesign Manual  
 Project Class: Program

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	350,000				350,000
	<b>Total</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>350,000</b>
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Budget Period: 2025-2027 biennium**  
**Agency: Washington State School for the Blind**

**Project Title:** Asphalt Sealing and Striping

City: Vancouver

County: Clark

Legislative District:049

Project Latitude:45\*37'55.0"N

Project Longitude:122\*38'53.4"W

*Provide answers to the following questions, which will inform decision makers about the proposed project.*

**What is the problem/opportunity? If applicable, people/communities served, potential future savings, benefits to public safety & other clarifying details. For preservation projects, include information about the current condition of the facility/system.**

Campus asphalt parking lots, in total, approx.. 120,000 SF, are in need of coating and striping. Some lots were last done in 2018, others before that. Using WADOT's "Pavement Surface Condition Field Rating Manual for Asphalt Pavements," we have found a gamut of defects and severities – cracking, alligatoring, raveling, drying, and crack seals and patches failing. Some areas will require asphalt removal and replacement.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This request will produce asphalt parking lot and access roadway cleaning, sealing, and striping across all 120,000 square feet of asphalt pavement on this 13.2 acre campus. This action will extend the life of the pavement. The estimated cost of this project is \$250,000. Attached are some cost estimates, which do not include removal and replacement of selected areas. This project would be completed in the 2025-2027 biennium.

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

The result of not taking action will be increasing deterioration of existing asphalt surfaces that would eventually lead to the need for more expensive removal and replacement.

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

We assessed the value of cleaning, sealing, and striping staggered sections at staggered times using operational dollars. This method would not address all needs in a timely manner and would result in more deterioration on unaddressed sections. Additionally, this method would remove operational dollars currently being allocated to address a number of building system upgrades relating to energy efficiencies and addressing aging and failing parts of building systems, such as the overhaul of aging boilers, replacement and installation of VFDs on fan motors, replacement of failed damper actuators, the replacement of failing sensors and parts in the building controls systems.



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

Virtually all campus users would be affected by this budget request, including 130 staff, 70 daily students and their families, visiting students and teachers of blind and low vision persons, campus visitors and facilities renters.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This project would not leverage non-state funding.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project would create not just well-maintained asphalt pavement over time, but provide for a neat and tidy appearance of parking areas for all users. With clear markings for all parking, handicapped, EV charging, and otherwise.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes, attach IT Addendum.**

There are no IT related costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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 has an ancillary relation to reducing greenhouse gas emissions in that it would preclude the more energy-intensive need to remove and replace larger sections of pavement over time by preserving existing pavements. This project also mobilizes contractors once, instead of multiple times.

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

This project would allow us to focus our maintenance budget on assuring the efficient operation of building systems for the comfort of our blind and low vision students, staff, and community at large.

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

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Cost Projection**

Fund	Fund Title	2025-2027	2027-2029	2029-2031	2031-2033
057	State Building Fund	\$300,000	\$0	\$0	\$0
	Total Funds	\$300,000	\$ 0	\$ 0	\$ 0



Irwin Parking  
Cracks prevalent



Irwin parking  
Vegetation catching hold



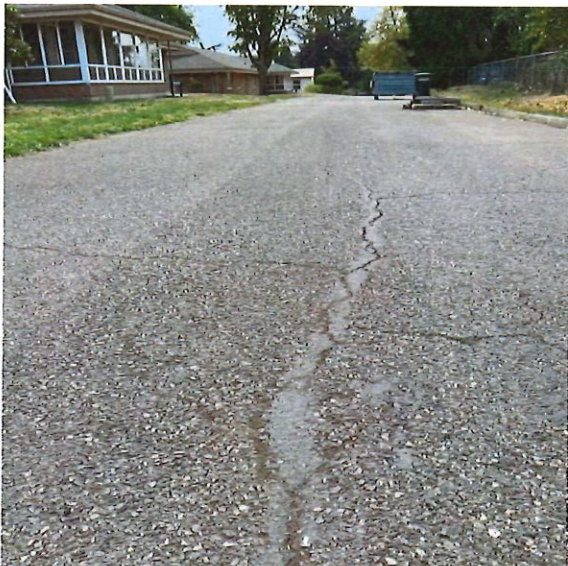
Irwin parking  
More vegetation growing in cracks



Gymnasium Parking  
Cracks prevalent



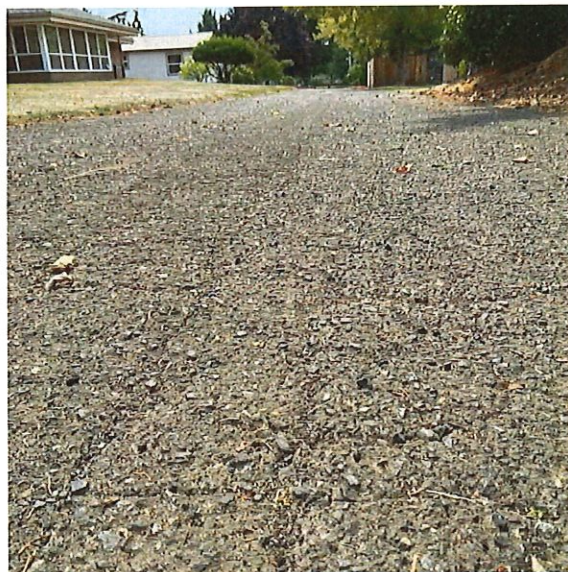
Childcare Parking  
Old seals failing



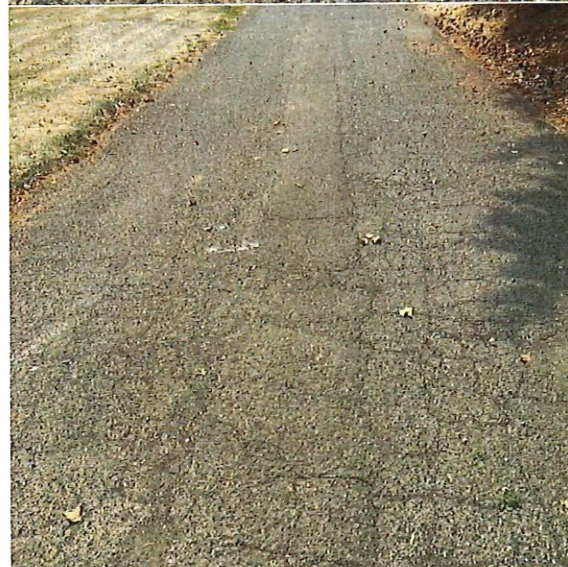
East Entry Road  
Lots of cracking



East Entry road



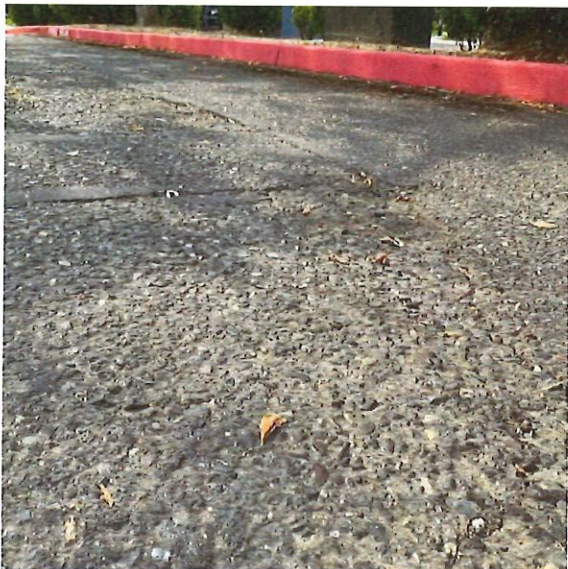
East Entry Road  
Extensive raveling and cracking



East Entry Road  
Chipping and cracking



East Entry Road  
Raveling prevalent



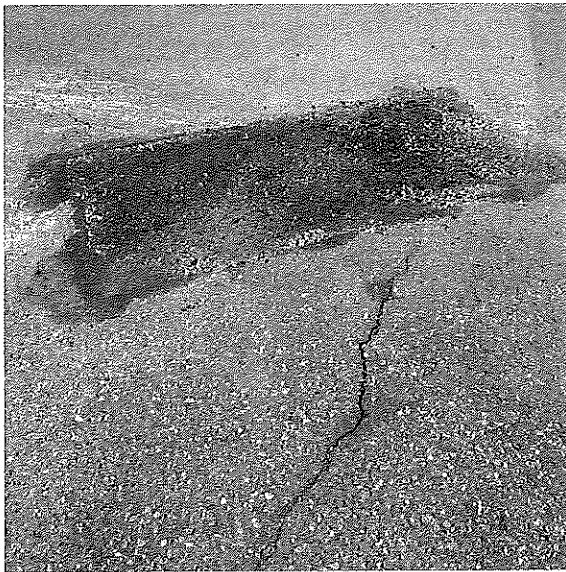
East Entry Road  
Drying asphalt surface



Old Main Parking  
Old sealer failing



Old Main Parking  
Cold patch deformation and old sealer failing



Old Main Parking  
Cold patch failing and cracking



Old Main parking  
Cracks with vegetation





ABC Sealcoating  
 400 W. 8th Street, #330  
 Vancouver, WA 98660

# Estimate

Date	Estimate #
8/2/2024	3455

Name / Address
Washington School for the Blind ATTN: David Zilavy 2214 E 13th St. Vancouver WA

				Project
Description	Qty	U/M	Rate	Total
Restripe all existing with DOT rated paint.			1,795.00	1,795.00T
<b>DRIVE LANE WEST SIDE</b>				
Power steel rotary broom off all foreign material off asphalt. Steel broom out all stress cracks and blow out debris. Power blow off any remaining debris from steel brooming and any remaining dirt and dust prior to sealcoating for maximum crackseal and sealcoat adhesion.			395.00	395.00T
Furnish and apply "HOT MELT" crack sealant to cleaned out stress cracks 3/16 or larger (Crafco 533 flex).	1,845		0.89	1,642.05T
Furnish and apply ArmorSeal Sealcoat from Cascade Asphalt (A100 Specs) with slate and granite.	7,417		0.1975	1,464.86T
STRONGLY RECOMMENDED: This is an alternate estimate for a 2nd coat in the middle of the driveline (3667 sqft) to provide additional protection and add useful life to asphalt. After 1st coat is worked into rough asphalt, a heavy second coat to be sprayed for thickness "at cost of material only" at a rate of 14 3/4 cents per sqft. If this scope of work is approved, this would add \$540.88 to invoice.				0.00T
<b>DRIVE LANE EAST SIDE</b>				
			<b>Subtotal</b>	
			<b>Sales Tax (0.0%)</b>	
			<b>Total</b>	

ABC Sealcoating  
 400 W. 8th Street, #330  
 Vancouver, WA 98660

# Estimate

Date	Estimate #
8/2/2024	3455

Name / Address
Washington School for the Blind ATTN: David Zilavy 2214 E 13th St. Vancouver WA

				Project
Description	Qty	U/M	Rate	Total
<b>LOT #1</b>				
Power steel rotary broom off all foreign material off asphalt. Steel broom out all stress cracks and blow out debris. Power blow off any remaining debris from steel brooming and any remaining dirt and dust prior to sealcoating for maximum crackseal and sealcoat adhesion.			395.00	395.00T
Furnish and apply "HOT MELT" crack sealant to cleaned out stress cracks 3/16 or larger (Crafco 533 flex).	538		0.89	478.82T
Furnish and apply ArmorSeal Sealcoat from Cascade Asphalt (A100 Specs) with slate and granite.	10,851		0.1875	2,034.56T
Restripe all existing with DOT rated paint.			795.00	795.00T
<b>LOT #2</b>				
Power steel rotary broom off all foreign material off asphalt. Steel broom out all stress cracks and blow out debris. Power blow off any remaining debris from steel brooming and any remaining dirt and dust prior to sealcoating for maximum crackseal and sealcoat adhesion.			695.00	695.00T
Furnish and apply "HOT MELT" crack sealant to cleaned out stress cracks 3/16 or larger (Crafco 533 flex).	2,674		0.89	2,379.86T
Furnish and apply ArmorSeal Sealcoat from Cascade Asphalt (A100 Specs) with slate and granite.	20,757		0.1775	3,684.37T
			<b>Subtotal</b>	
			<b>Sales Tax (0.0%)</b>	
			<b>Total</b>	

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Budget Period: 2025-2027 biennium**  
**Agency: Washington State School for the Blind**

**Project Title:** Dormitory Predesign Manual

City: Vancouver

County: Clark

Legislative District:049

Project Latitude:45\*37'55.0"N

Project Longitude:122\*38'53.4"W

*Provide answers to the following questions, which will inform decision makers about the proposed project.*

**What is the problem/opportunity? If applicable, people/communities served, potential future savings, benefits to public safety & other clarifying details. For preservation projects, include information about the current condition of the facility/system.**

WSSB's four dormitories were built in 1955-57, and last received a major renovation in 1992. The 70-year-old layout of the dormitory interior does not meet current programmatic, pedagogical or sociological best practices for our blind and low-vision student population. The supervising staff office has poor sight and sound lines into the building, increasing the complexity of safety. There is no way for blind and low vision staff and students to know who is at an entry door without opening the door. This is a safety issue. The restroom areas are communal, disallowing the privacy the residential students deserve, and hampering our flexibility in accommodating gender identity best practices. Shower facilities in each cottage are near lifecycle end – rot issues loom. The current HVAC system, connected to central campus steam boilers, perpetuates our use of fossil fuels. Student bedrooms have no air conditioning, and as climate changes this is becoming a comfort and health problem. Air exchange units in crowded attic spaces are hard to service, and leak with increasing frequency, damaging ceilings below. The water heater system is arcane and circulates water poorly. Most drain and some supply pipes are galvanized iron and reaching end of lifecycle. Carpets are within a few years of needing replacement. Laminate casework from the 1992 renovation is deteriorating. Drapes are frayed and in need of replacement. Plumbing draining is clogging with increasing frequency.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This request will produce a Predesign Manual exploring alternatives for a future capital project. We expect the Predesign Manual to be completed by June of 2027. One result of the Predesign Manual would be a major capital project request that would involve expenditures in the 2027-2029 biennium, and possibly the 2029-2031 biennium.

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

This Predesign Manual request would provide detailed cost analyses of alternatives to a no action posture. If we were to not explore detailed costs of alternatives via a Predesign Manual, we would be submitting steadily increasing capital minor works requests to address the buildings deficiencies in a piecemeal manner. Anticipated upcoming maintenance projects/costs on four dormitories include: carpet replacement - \$600,000; Restroom remodel -\$1.5M; Controls/HVAC upgrades - \$4M; Security upgrades - \$800,000; Casework replacement - \$1.2M.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

We have considered hiring architects to design solutions to various issues, one at a time, such as: how to remodel the bathrooms so each student can access privately a toilet and a shower; how to add air conditioning to student bedrooms; how to upgrade the HVAC. We have an architect's proposal to do a pre-predesign. It was suggested by our OFM Capital Budget Advisor Kelsey Rote that a Predesign was a reasonable method to explore the dormitory issues.

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

WSSB's student population (about 70 students per year), and the staff who teaches and supervises the residential students in their dormitories (approximately 15-20 employees) would be the prime beneficiaries if a predesign results in a capital project.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This Predesign would access capital dollars only.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

A Predesign Manual would allow WSSB subject experts to influence dormitory design incorporating updated best practices for: the dormitory learning environment; the health and safety of blind and low vision student and staff occupants; accommodating the mental health of the blind and low vision students and staff; incorporating technology into a learning environment; enhancing our ability to decrease our use of fossil fuels.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes, attach IT Addendum.**

The Predesign Manual request does not include and IT related costs.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This Predesign Manual request is not linked to the Puget Sound Action Agenda,

**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.**

We believe the Predesign exploration of alternatives will lead to major campus renovations trading current natural gas steam boilers for air cooled heat pump systems, eliminating our largest campus source of greenhouse gas emissions.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This Predesign Manual request will have significant impacts on future blind and low vision students and staff, as we will be able to incorporate pedagogical, sociological, technological, health and safety best practices that have evolved significantly since the time these cottages were built in 1955.

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

Our \$350,000 request for a Predesign Manual seems, at first blush, to be at the higher end for a predesign package involving a project of this scope. However, because the existing dormitories are tied to central campus natural gas steam heat, and linked to our current domestic water supply lines, we believe there will be significantly more engineering input than would typically be necessary if these were stand-alone buildings. Of the four dormitories extant, three are 4,690 SF, and one is 8,216 SF.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Cost Projection**

Fund	Fund Title	2025-2027	2027-2029	2029-2031	2031-2033
057	State Building Fund	\$350,000	\$0	\$0	\$0
	Total Funds	\$350,000	\$ 0	\$ 0	\$ 0



Dormitory 1  
Built in 1955

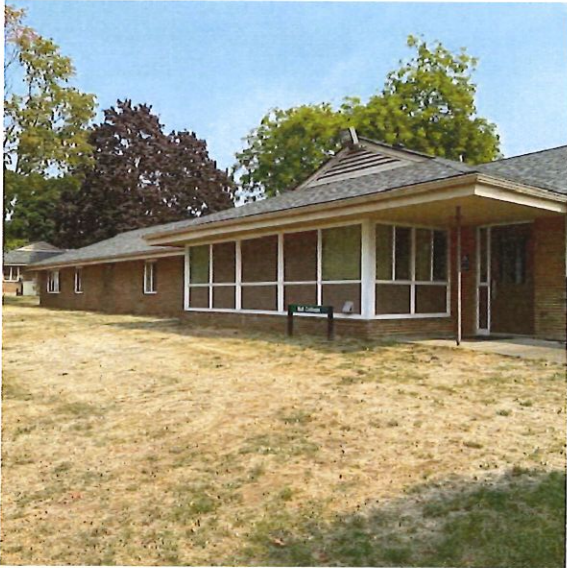


Dormitory 1  
Built in 1955



Dormitory 2  
Built in 1955





Dormitory 3



Dormitory 4



Dormitory 3, east facade



Dormitory 4  
General condition: old baseboard radiators



Dormitory 4  
Ceiling tiles stained from aging HVAC equipment above



Dormitory 4  
General condition of laminate finishes



Delaminating Countertops



Makeshift cabling, etc.



Steam Heating Exchange System



Dormitory 3

Aging HVAC equipment, steam lines



Dormitory 1

Old steam hot water exchanger



Dormitory 3  
Loop chemical treatment tank



Dormitory 2  
Staff restroom, floors shot



Communications equipment in unconditioned spaces



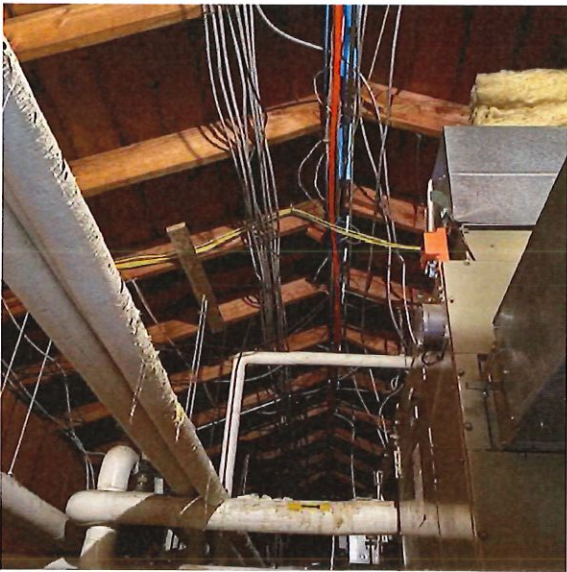
Typical valve on domestic hot water line



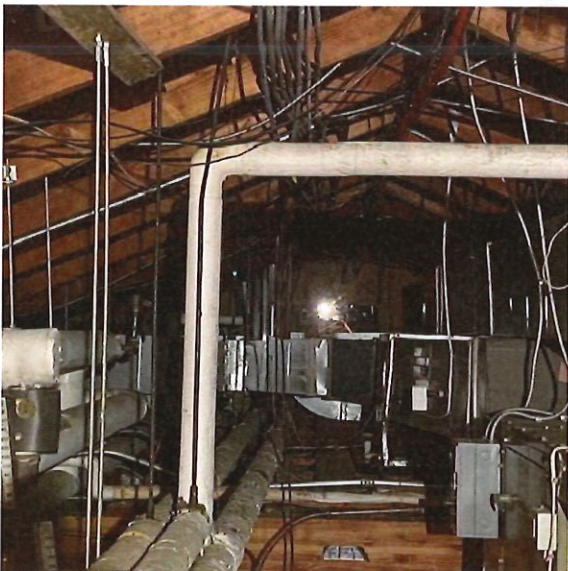
All heating loop zone valves need replacing



Typical view from staff office



Typical cottage attic view



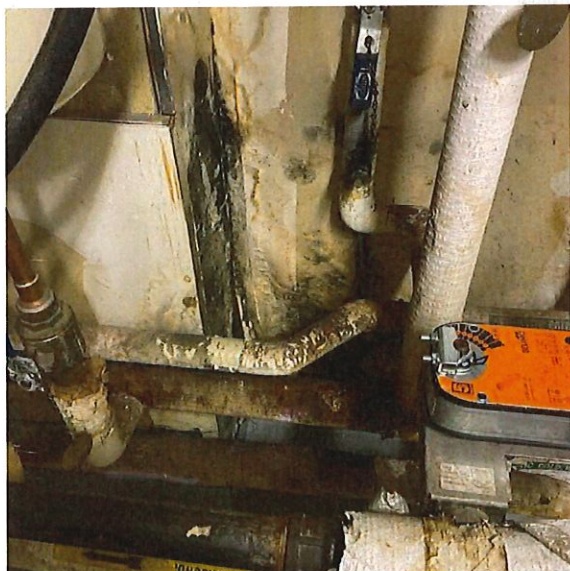
Tight attic service areas



Shower Rot



Shower Rot



Mechanical room deterioration





May 26, 2024

Attn: David Zilavy, Facilities Manager  
Washington State School for the Blind  
2214 East 13<sup>th</sup> Street, MS S-27  
Vancouver, WA 98661-4120  
David.zilavy@wssb.wa.gov

**RE: Pre-Design Assessment for WSSB Dormitories**

David,

Thank you for the opportunity to assist the Washington State School for the Blind with pre-design services to assess the continued use of the existing dormitories, the potential for expanding upon them, or building new dormitories in order to fulfill the school's commitments and growth.

We propose to provide the following services as part of the pre-design assessment and general scope of work as follows:

**Scope of Work**

1. **Project Management** – Manage team members and general management of project information and communications.
2. **Stakeholder Meetings** - Meet with Key stakeholders to review project goals and identify program requirements for spaces (Virtual). Two meetings proposed, first to review program needs to be addressed, and second to review predesign package. Current programmed spaces:
  - a. Small sleeping rooms (56 existing dorm rooms, 70-75 proposed),
  - b. Common kitchens for teaching,
  - c. Common gathering and community spaces,
  - d. Smaller complete restrooms to be shared between groups of students (4-6 per),
  - e. Laundry facilities
3. **Visit Site & Document Conditions** - Visit the site and assess the existing dormitory buildings for potential of upgrades and opportunities for expansion of existing facilities.
  - a. Photo document site and structures

- b. Prepare existing floor plans and site plan for design analysis
4. **Research and Design Analysis** - Review the existing zoning ordinances and identify opportunities for expansion and new construction of dormitory facilities. Review recommended projects of similar type for potential similar solutions (Kansas State School for the Blind, and others).
- a. Zoning analysis to determine constraints and opportunities available for horizontal and vertical expansion,
  - b. Research/review similar facilities with similar program needs,
  - c. Prepare conceptual site plan and floor plans for building expansion opportunities,
  - d. Prepare conceptual site plan and floor plans for new building opportunities,
  - e. Prepare conceptual elevations and building sections for expansion and new construction.
5. **Budget Analysis** - Meet with Key stakeholders to review project goals and identify program requirements for spaces.

**FEE**

Please see attached Fee Proposal Worksheet, Attachment 'B', for a breakdown of fees for the above scope of work. Additional tasks requested to be performed but not included in the scope of work above will be billed at the following rates:

**2024 MSGS Carve Architects Rates:**

Principal Tasks:	\$200.00 per hour
Architectural Tasks:	\$150.00 per hour
Administrative Tasks:	\$125.00 per hour
Reimbursable Expense:	\$ direct expense + 15% surcharge
Mileage:	\$0.67 cents per mile

**GENERAL TERMS AND CONDITIONS**

Attachment 'A' to this Agreement contains General Terms and Conditions. This Agreement is subject to the attached "General Terms and Conditions," which, by reference, is hereby mutually agreed upon by both the parties and incorporated into this Agreement.

**Contracting Consultant**

MSGS Carve Architects  
 510 Capitol Way South  
 Olympia WA 98501  
 phone: 360-943-6774  
 fax 360-352-7005  
 email: tom@carvearch.com

UBI No. C 600 127 446  
 Fed Tax ID No. 91-0912807

If you have any questions about any of the above, please do not hesitate to contact me. Upon receipt of a signed proposal, MSGS Carve Architects shall have authority to commence work. Thank you once again for the opportunity to provide services to you on this project, and we look forward to hearing from you.

Respectfully Submitted,



Tom Rieger, AIA  
Architect | Principal  
360.226.1945

Attached Exhibits:

- Exhibit A      General Terms and Conditions
- Exhibit B      Fee Proposal Worksheet

**ACCEPTED AND AUTHORIZED TO PROCEED BY:**

---

**SIGNATURE** **DATE**

---

**PRINTED NAME AND TITLE**

# ATTACHMENT 'A'

# ARCHITECT - OWNER AGREEMENT



## GENERAL TERMS AND CONDITIONS

### Section 1 – General Definitions.

1. Owner Architect Agreement for Professional Services shall be referred to as the "Agreement."
2. The "Agreement" shall be deemed to include the Agreement, this General Terms and Conditions attachment to the Agreement, as well as any and all other attachments to the Agreement and/or subsequent amendments to the Agreement.
3. **MSGs Carve Architects ("CA")** is a Washington corporation entering into an Agreement to provide professional services to the Owner.
4. **Washington State School for the Blind ("Owner")** is entering into an Agreement to receive professional services from CA.
5. Work ("Work") or Scope of Work ("Scope of Work") shall be the specific professional services outlined in the Agreement, which CA is to provide, and Owner is to receive.

### Section 2 – Acceptance, Authorization to Proceed with Agreement and Scope of Work.

1. The Owner shall execute the Agreement at the places indicated and return the Agreement to CA within fifteen (15) calendar days after the date on the first page of the Agreement using one of the methods of delivery specified in the NOTICES section of the Agreement. If the Owner does not execute and return the Agreement in accordance with the foregoing sentence, then the time to enter into the Agreement shall have expired, thus there shall be no Agreement as it shall be null and void with no force or effect on CA or the Owner.
2. If the Owner requires changes to the Scope of Work, including, but not limited to additional services from CA beyond those specified in the Agreement, the fee or compensation for such changes and services will be negotiated at the time the change(s) are requested. No Work outside of the Scope of Work in the Agreement shall be performed by CA until a further Authorization for Additional Services ("Authorization for Additional Services") has been executed by both parties to the Agreement. Once an Authorization for Additional Services has been executed by both parties to the Agreement, it shall be deemed an amendment to the Agreement.

### Section 3 – Fee or Compensation and Expense Reimbursement: Definitions.

1. **Time and Materials.** When the basis of CA's fee or compensation is "hourly" or "hourly, not to exceed" (either would be hereinafter referred to as "Time and Materials") basis, Owner will pay CA for the time CA spends and all the expenses CA incurs (see Expense Reimbursement addressed below) in performing the Work, pursuant to the Scope of Work outlined in the Agreement. CA may change its billing rates and/or the expense reimbursement rate for the expenses it incurs from time to time due to market conditions. If CA changes any of its billing rates and/or reimbursement rates for its expenses in accordance with the foregoing sentence, CA shall provide the Owner with sixty (60) calendar days' prior written notice of such change and shall provide a copy of its revised Billing Rate Schedule to the Owner with that written notice. Changes in billing rates and/or reimbursement rates for expenses are not a basis for increasing the Total Maximum Fee.
2. **Fixed Fee.** When the basis of CA's fee or compensation is a fixed fee ("Fixed Fee"), The Owner will pay CA on a percent-complete basis of the total fee or compensation for the Scope of Work, as outlined in the Agreement. CA will be compensated in full upon completion of the Work. Any out-of-scope or extra services requested by the Owner will be paid to CA on a time and materials basis in accordance with the provisions described above under Time and Materials.
3. **Expense Reimbursements.** Expenses to be reimbursed ("Expense Reimbursements") shall include, but not be limited to, the following: travel related expenses including mileage; parking; Work-related meals and lodging; small and large

format printing (color and Black & White), copies, binding, and reproduction charges; all costs associated with outside consultants and other outside services and facilities; leasing of storage space for the storage of existing drawing and Work; and any other Work-related expenses incurred by CA. All Expense Reimbursements incurred shall be itemized and billed with each monthly invoice. All Expenses shall include a **fifteen (15) percent** markup to the actual expense in order to compensate CA for its activities related to these expenses, such as excise tax, liability insurance, profit, and additional administrative overhead.

#### **Section 4 – Billing and Payment.**

1. CA will provide the Owner with an invoice once per month for Work accomplished to date. CA shall provide an overview of Work completed to date on each invoice. The Owner agrees to pay CA within twenty-one (21) calendar days of the date of the Owner's receipt of the invoice from CA. If Owner payment is not received within thirty (30) calendar days of the date of a CA invoice, the Owner's account will become delinquent. If Owner's account becomes delinquent at any time, the following shall apply:
  - a. CA shall cease all Work and retain all records and Work product in its possession until such time as Owner's account is brought current; AND
  - b. CA shall assess interest at the rate of one and one-half (1.5) percent per month against any delinquent invoice balance, unless such rate of interest exceeds the legal limit, in which case interest will be assessed against the delinquent invoice balance at the highest legal rate of interest.
2. **Revised Code of Washington 60.04 is applicable to the Agreement – CA Right to Lien.** The Washington lien statute provides that persons furnishing "professional services" have lien rights (RCW 60.04.021). Professional services include the work of architects [RCW 60.04.011(13)]. No notice of a right to claim a lien is required of person's who contract directly with the owner or the owner's common law agent [RCW 60.04.031 (2)(a)]. Thus, if Owner's account becomes delinquent, among exercising all other remedies available to CA for collection of Owner's debt to CA, CA shall place a lien on property, which lien will not be removed by CA until Owner's delinquent account is paid in full.

#### **Section 5 – Standard of Care; No Warranties.**

1. CA will perform the Scope of Work outlined in the Agreement consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances at the time the Work is performed. CA shall perform the Scope of Work outlined in the Agreement as expeditiously as is consistent with such professional skill and care and orderly progress of the Scope of Work outlined in the Agreement. CA does not make or intend to make any warranty, expressed or implied, by performing any of the Work.

#### **Section 6 – No Third-Party Beneficiaries.**

1. The parties do not intend, and no such intent shall be inferred, that CA assumes a direct obligation to any third party by entering into this Agreement.

#### **Section 7 – Notice to Cure a Default.**

1. If CA materially breaches a provision of this Agreement, CA may be deemed in default. If CA fails within ten (10) business days after written notification to commence and continue satisfactory correction of such default with diligence and promptness, then the Owner shall give CA a second written notice of termination within three (3) business days following the end of the ten (10) business day period.

#### **Section 8 – Termination by Owner.**

1. The Owner may terminate this Agreement as provided in Section 7 in addition to any other remedy provided by this Agreement. If the Owner's costs arising out of CA's failure to cure the default, including the cost of completing the Work, exceed the unpaid Compensation to CA, CA shall be liable to Owner for such excess costs as limited by Section 10 below. If the Owner's costs are less than the unpaid Compensation to CA, the Owner shall pay the difference to CA. In the event the Owner exercises its rights under Section 8, the Owner shall furnish to CA a detailed accounting of the costs incurred by the Owner.

2. The Owner may terminate this Agreement for its own convenience upon ten (10) business days written notice to CA. Upon any termination for convenience, the owner shall pay CA for all sums due through the effective date of the termination including, but not limited to, the amounts provided in the Agreement and any expected profits.
3. If the Owner terminates this Agreement, with or without cause, before CA completes all of the Work, CA shall have the right to complete such services, analysis, and records, within its sole discretion, as are necessary to place CA's files in order and to complete a report on the services performed pursuant to this Agreement ("Project Closeout"). The time expended, and expenses incurred by CA in carrying out the Project Closeout shall be billed to the Owner in addition to all time expended and expenses incurred by CA up to the date of termination.

#### **Section 9 – Termination by CA.**

1. CA may terminate this Agreement by giving the Owner ten (10) business days advanced written notice of the following:
  - a. The Owner fails to pay CA in accordance with this Agreement.
  - b. The Owner otherwise materially breaches this Agreement.

#### **Section 10 – Limitation of Liability.**

1. The parties agree that the liability of CA to Owner for any loss or damage (whether damage or destruction of property; personal injury or death; any other claims of any kind based in tort or contract, including, but not limited to, breach of contract and breach of implied warranty; negligence; professional errors or omissions) related in any way to CA's performance or nonperformance under this Agreement shall be limited to the total Fee or Compensation in the Agreement or one hundred thousand dollars (\$100,000), whichever is less.
2. IN NO EVENT SHALL CA BE LIABLE FOR ANY INDIRECT DAMAGES, CONSEQUENTIAL DAMAGES, INCIDENTAL DAMAGES, LOST PROFITS, LOST REVENUES, LOSS OF REPUTATION, OR LIFE EXPECTANCY DAMAGES ARISING OUT OF THIS AGREEMENT. CA and Owner waive all of the foregoing for claims, disputes or other matters in questions arising out of or relating to this Agreement whether in tort, contract or breach of warranty.
3. CA shall not be liable for any acts, errors or omissions by others ("Other Professionals"), including, but not limited to, surveyors, geotechnical/environmental consultants, engineers, other architects. Other Professionals are completely and solely accountable for all field measurements, calculations, and technical statements regarding the thoroughness and accuracy of all drawings, reports and documents prepared by them and CA may rely on any documents prepared by them and provided to CA by Owner or on behalf of Owner.

#### **Section 11 – Indemnification and Hold Harmless.**

1. CA shall indemnify and hold the Owner harmless from all claims, demands or lawsuits at law or equity for personal injury or property damage ("Claim") arising in whole or in part from the negligence of CA or CA's agents, employees, or sub-consultants; provided that nothing herein shall require CA to indemnify and hold harmless the Owner from Claims based solely upon the negligence of the Owner, its agents, officers or employees.
2. The Owner shall indemnify and hold harmless CA, its officers, directors, shareholders, and employees, from all claims, demands, or lawsuits at law or equity for personal injury or property damage ("Claim") arising in whole or in part from the negligence of the Owner or the Owner's agents, employees, contractors, or subcontractors; providing that nothing herein shall require the Owner to indemnify and hold harmless CA from Claims based solely upon the negligence of CA, its agents, officers, or employees.
3. The indemnifications contained in Sections 11.1 and 11.2 are valid and enforceable only to the extent of the indemnitor's negligence where the damages arise out of services or work in connection with or collateral to, a contract or agreement relative to construction, alteration, repair, addition to, subtraction from, improvement to, or maintenance of, any building or other structure, project, development, or improvement attached to real estate, including moving and demolition in connection therewith, a contractor agreement for architectural, landscape architectural, engineering, or land surveying services and where the damages are caused by or result from the concurrent negligence of (i) CA or its officers, employees, and agents, and (ii) the Owner or its officers, employees, and agents. This paragraph is intended to comply with RCW 4.24.115.
4. Both CA and the Owner expressly waive any immunity, from claims against each other, provided by the Washington State Industrial Insurance Act (RCW 51) or similar act of any other state. The provisions of this section shall not be

limited in any way by any limitation on benefits payable to or for any third party under any State's Workers' Compensation Act. This waiver is not intended to waive and does not waive CA's design professional immunity from claims by an injured worker or beneficiary provided by RCW 51.24.035.

5. Both CA and the Owner acknowledge that they have mutually negotiated this waiver of immunity under the Washington State Industrial Insurance Act (RCW 51). THIS WAIVER HAS BEEN MUTUALLY NEGOTIATED BY THE PARTIES.

#### **Section 12 – Concurrent Work.**

1. This Agreement shall not limit, in any way, other work CA may undertake for any other Client.

#### **Section 13 – Insurance.**

1. CA shall maintain general and professional insurance coverage for the duration of the Agreement. A certificate of insurance shall be provided to the Owner upon request. The Owner, on its own behalf and on behalf of its insurer(s), waives all claims against CA (and its officers and employees) for losses and damages to the extent that such losses and damages are covered by property insurance and/or liability insurance carried by or for the benefit of the Owner.
2. Consultant maintains professional liability insurance in the amount of one million dollars (\$1,000,000) each occurrence & two million dollars (\$2,000,000) annual aggregate.
3. CA maintains Workers Compensation and Employers Liability Insurance as required by state law.

#### **Section 14 – Dispute Resolution, Attorney Fees, Choice of Law, Jurisdiction, and Venue.**

1. **Mediation.** In the event that any dispute arises between the parties related to this Agreement, the parties agree to submit the dispute to non-binding mediation upon either party providing the other with written notice describing the dispute in detail. The parties shall cooperate in selecting the mediator, and the mediation shall occur within thirty (30) days of a party providing written notice to the other party of the dispute. The mediation shall take place in Olympia, Washington.
2. **Arbitration.** Except as provided below in Section 14.3., if such mediation does not resolve the dispute, such dispute shall be submitted to final and binding arbitration pursuant to Washington's Uniform Arbitration Act (RCW 7.04A). The arbitration shall be conducted in Olympia, Washington. The prevailing party in any such arbitration shall be entitled to recover its reasonable costs and attorney fees.
3. **Fee Disputes.** Following mediation pursuant to Section 14.1, any dispute involving only the Owner's failure to pay CA pursuant to this Agreement for CA's performance of the Work, may be resolved by commencing a lawsuit in court. The prevailing party in any such lawsuit shall be entitled to recover its reasonable costs and attorney fees.
4. **Choice of Law, Jurisdiction and Venue.** The Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Washington, without regard to conflicts of law principles. In addition, the parties agree that in the event of any dispute concerning the Agreement, venue for any cause of action arising out of, or having in any way to do with the Agreement shall be, and is, in Thurston County, Washington. Each of the parties hereby consents to and grants any such court jurisdiction over such parties and over the subject matter of any such dispute.

#### **Section 15 – Ownership of Work Product and Confidentiality.**

1. All reports, plans, specifications, and other documents, including all documents on electronic media, which CA prepares in connection with the Work (which information is collectively referred to herein as "CA's Work Product") are instruments of CA's service and shall remain the sole property of CA, unless agreed otherwise in writing. The Owner shall not reuse or modify CA's Work Product, without obtaining CA's prior written authorization, which authorization CA may not unreasonably withhold. Any unauthorized use of CA's Work Product shall be at the Owner's sole risk and without liability to CA and the Owner agrees to defend, indemnify, and hold harmless CA for all claims and liability resulting from such unauthorized use.
2. The Owner shall maintain the confidentiality of information specifically designated as confidential by CA, unless withholding such information would violate the law, create the risk of significant harm to the public or prevent the Owner from establishing a claim or defense in an adjudicatory proceeding. Only information designated as confidential by CA shall be deemed confidential as provided by this paragraph.

#### **Section 16 – Electronic Files and Data.**



1. Subject to Section 15 above, if requested, CA will provide electronic files to the Owner for their use and reference in connection with the Project. the Owner acknowledges and agrees that it shall be solely responsible for inspecting and testing any such electronic files before accessing or using them to verify they are free from bugs, viruses, or other destructive or harmful programs (referred to collectively herein as "Viruses"). Further, CA does not make or intend to make any warranty, expressed or implied, that any electronic file it provides to the Owner will be free from Viruses. Therefore, the Owner waives any claim it may have against CA which waiver includes all measures of damages, including, but not limited to, general, special, direct, indirect, consequential (including loss of profits and/or business), exemplary, statutory, and punitive damages) because any electronic files CA provides to the Owner contain any Viruses.

**Section 17 – Survival and Severability.**

1. The terms and conditions of this Agreement shall survive the completion of the Work and the termination of the Agreement, whether for cause or for convenience. If any terms or conditions of this Agreement is ever held to be unenforceable, all remaining terms and conditions of this Agreement shall remain valid, binding and in full force and effect.

**Section 18 – Modifications.**

1. This Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. Except as provided in Section 3 above regarding the periodic adjustment of CA's billing rates and/or Expense Reimbursement rate, this Agreement may only be amended, modified, or added to by written instrument properly signed by both parties. The parties acknowledge the general contract rule that a clause in a contract, such as this one, prohibiting oral modifications is itself generally subject to oral modification. However, in order to ensure certainty as to the terms and conditions of this Agreement, the parties waive this general contract rule.

**Section 19 – Assignment.**

1. Neither party may assign all or a portion of its rights under this Agreement or delegate all or a portion of its obligations under this Agreement without the express written consent of the other party.

**Section 20 – Independent Review.**

1. The parties acknowledge that they have read this Agreement and fully understand its terms. The parties further acknowledge that the terms of this Agreement have been mutually negotiated at arms-length. The Owner has had the opportunity to seek legal review by an attorney prior to executing the Agreement. The parties waive the general rule of construction that an agreement shall be construed against its drafter; therefore, this Agreement shall not be interpreted against either party as "drafter."

**Section 21 – Notices.**

1. Any written notice provided by one of the parties to the other in connection with this Agreement shall be received when personally delivered, or on the third day following mailing by USPS, postage prepaid.
2. For an email notice under this agreement to be valid, it must be in writing and delivered by email. It will be deemed to have been received when the party to which the email message is addressed acknowledges by notice having received that email message, with a read receipt or an email reply.
3. If the sender of a notice receives a message that delivery has failed, or if the sender does not receive an acknowledgement, that notice will nevertheless be deemed to have been received when originally sent by email if no more than ten (10) business days later the sender provides a written notice either personally delivered, or mailed by USPS, postage prepaid.

\_\_\_\_\_  
Owners Initials

\_\_\_\_\_  
CA Initials

**ATTACHMENT 'B'**  
**FEE PROPOSAL WORKSHEET**



**PROJECT** WSB Dormitories Pre-Design Report  
**PROJECT NO.** BD24-154  
**DATE** May 26, 2024  
**CLIENT** David Zilavy  
 Washington State School for the Blind

MSGs Carve	Task	Description	Principal \$200	Architect \$150	Admin \$125	Notes	Fee		
	1.0	Project Management	8	12	2		\$ 3,650.00		
	2.0	Stakeholder Meeting	6	6			\$ 2,100.00		
	3.0	Visit Site & Document	6	16			\$ 3,600.00		
	4.0	Research and Design Analysis	48	140			\$ 30,600.00		
	5.0	Budget Analysis	24	20			\$ 7,800.00		
		<b>Subtotal</b>	<b>92</b>	<b>194</b>	<b>2</b>		<b>\$ 47,750.00</b>		
Sub Consultants	Task	Description					Fee	Markup 15%	Task Total
Hultz BHU	2.0	Coordination and Meetings					\$ 800.00	\$ 120.00	\$ 920.00
	3.0	Site Visit & Conditions Narrative					\$ 3,100.00	\$ 465.00	\$ 3,565.00
	4.0	Design Analysis & Recommendations					\$ 1,200.00	\$ 180.00	\$ 1,380.00
	5.0	Budget Estimating					\$ 2,800.00	\$ 420.00	\$ 3,220.00
							\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -
		<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>\$ 7,900.00</b>		<b>\$ 9,085.00</b>
		Reimbursables Allowance							\$ 800.00
							<b>TOTAL FEE</b>		<b>\$ 57,635.00</b>

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Budget Period: 2025-2027 biennium**  
**Agency: Washington State School for the Blind**

**Project Title: LED Lighting Conversions**

City: Vancouver

County: Clark

Legislative District:049

Project Latitude:45°37'55.0"N

Project Longitude:122°38'53.4"W

*Provide answers to the following questions, which will inform decision makers about the proposed project.*

**What is the problem/opportunity? If applicable, people/communities served, potential future savings, benefits to public safety & other clarifying details. For preservation projects, include information about the current condition of the facility/system.**

The problem is that industry is phasing out fluorescent and induction lighting parts and supplies, and our remaining agency areas with these lighting systems are in need of conversion to LED lighting. The opportunity is to convert all remaining non-LED lighting on this campus to LED lighting under the aegis of one project, minimizing design, management, and contractor fees if these were pursued as separate projects. We are further encouraged to convert to LED by a recent significant industry lowering of cost of parts for these systems. The problems are as follows: 1) While we have converted some of the Stenehjem Fitness Center, 29,000 SF, lighting to LED, there are some areas that remain as fluorescent lighting and are becoming increasingly costly to service. Additionally, the Stenehjem Fitness Center lighting operates via a WattStopper low-voltage lighting controller that is no longer supported by the manufacturer. This lighting control system is inaccessible to change lighting schedules, and so we cannot adjust for daylight savings or any other on/off situations to achieve energy savings. Lastly, this switches in the Stenehjem Fitness Center are overly complex and deteriorated to such a degree that staff sometimes needs to use paper clips to operate the switches. This is a nuisance as well as a safety issue. 2) The Ogden Resource Center, 11,680 SF, is our braille printing facility. All lights are fluorescent. With differing visual acuity of staff members who proofread braille, we are seeking dimmable LED units in the office area as accommodations. The warehouse section of the building would be a straight forward LED changeout. 3) Approximately half of our exterior campus lighting has been converted to LED. The remaining exterior lighting is an aged induction type of lighting, while reliable, has a high energy consumption rate comparatively. 4) Our Arts and Crafts Building, 2,589 SF, is all fluorescent and so can greatly benefit from conversion to LED lighting. This system would be dimmable and color-tunable to accommodate various vision issues of blind and low vision students and staff. 5) The Maintenance Building, 7,207 SF, is all fluorescent, and would be a straight-forward LED conversion.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This project would convert all remaining fluorescent or induction lighting on campus to LED lighting. This project would be completed within the 2025-2027 biennium. This project could be phased over two biennia, but for design, management, and construction efficiencies, we believe it is more cost effective to bundle these opportunities. The total project cost for the five areas requested is \$960,000. The cost breakdown is as follows: 1) Stenehjem Fitness Center – \$450,000. This cost reflects: accessibility issues in the gymnasium, hallway, and pool areas; the need to replace the low-voltage lighting controller and switches with a bac-net enabled controller for ease of schedule change and monitoring. 2) Ogden Resource Center - \$200,000. This cost reflects the user request for dimmable, color-tunable LED troffer lighting in the office area comprising approximately xx SF of the XX SF building. The XX SF warehouse can be typical LED lighting. 3) Exterior - \$150,000. This cost reflects the access requirements and complication in converting the pole lighting around campus. 4) Arts and Crafts Building - \$80,000. This XX SF building has fewer lights, but because of the requirement for dimmable, color-tunable fixtures and associated switches, the cost

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

is a little higher than if we installed typical LED systems. 5) The Maintenance Building - \$80,000. This XX SF building would be a typical LED conversion.

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

This project would end our LED conversions on campus, reducing operating costs, and combines design, management, and construction fees more to create cost efficiencies that would escalate if these were standalone projects.

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

We considered splitting these projects into different biennia, but for the cost efficiencies aforementioned, we are requesting this combination.

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

We have in the past few years converted our Old Main Administration Building to dimmable LEDs, and our Irwin School to dimmable, color-tunable LEDs, and these systems have proved to be very favorable to the various lighting accommodations required by myriad blind and low vision medical issues, like headaches or seizures or discomfort that can be associated with these varying conditions. In essence, our whole agency and the blind and low vision community we serve and employ would be the primary beneficiaries, though sighted people also enjoy the benefits of these systems, and describe the lighting as better.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This project does not leverage non-state funding.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project reflects the core values of our agency in that it enhances the work spaces of students and staff. This provides equity to the blind and low vision community, and makes for a more accessible environment overall, as our targeting of adjustable lighting is focused on areas where blind and low vision students and staff, volunteers and visitors, work.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes, attach IT Addendum.**

There is related IT costs included in this request in the Stenehjem Fitness Center only as we would connect the low-voltage lighting controller to the bac-net via our network. Essentially, one ethernet cable.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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 is an energy project in that it will significantly reduce our electrical use and costs

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This project would impact our blind and low vision community members by enhancing the variability of lighting situations in typical work spaces.

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

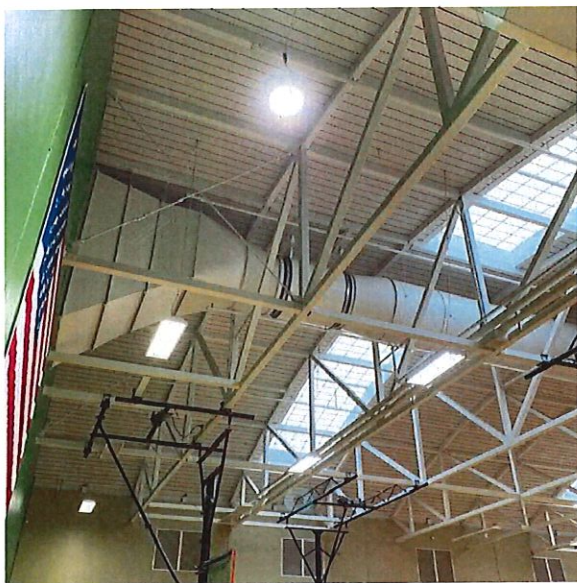
Washington State School for the Blind  
CAPITAL PROJECT REQUEST

Cost Projection

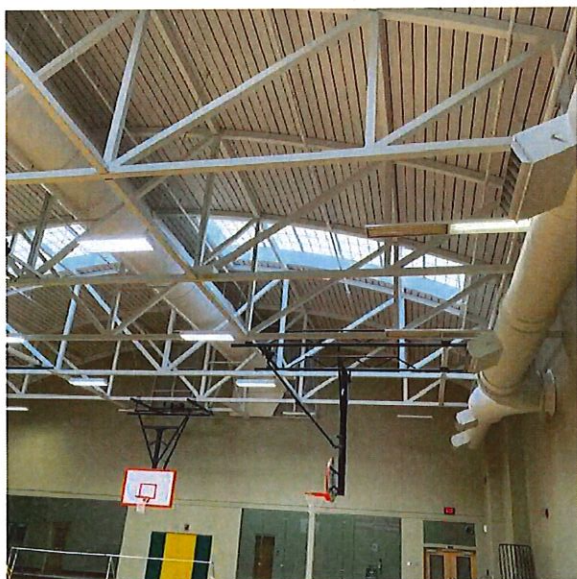
Fund	Fund Title	2025-2027	2027-2029	2029-2031	2031-2033
057	State Building Fund	\$960,000	\$0	\$0	\$0
	Total Funds	\$960,000	\$ 0	\$ 0	\$ 0



Exterior Lights  
Old Induction systems



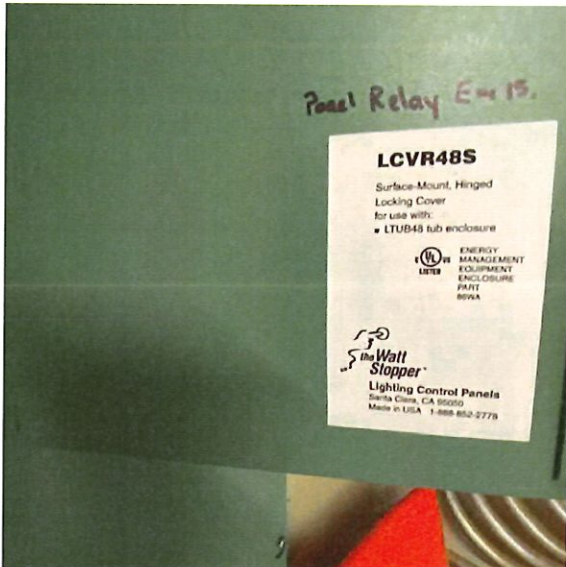
Stenehjem Fitness Center  
This show three different lights: makeshift LED lights and two fluorescent



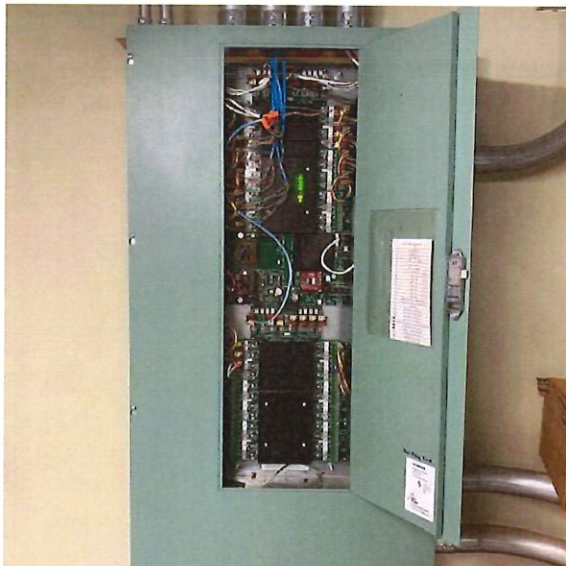
Stenehjem Fitness Center  
The fluorescent lights are frequently burning out and need ballast replacements



Stenehjem Fitness Center  
Pool Lighting



Stenehjem Fitness Center  
Unsupported low-voltage lighting controller



Stenehjem Fitness Center  
Unsupported low-voltage lighting controller





Stenehjem Fitness Center  
Typical light switches



Stenehjem Fitness Center  
Typical light switches



Stenehjem Fitness Center  
Typical light switches



Maintenance Building  
Fluorescent Lighting



Maintenance Building  
Fluorescent Lighting



Ogden Resource Center  
Fluorescent Lighting

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Budget Period: 2025-2027 biennium**  
**Agency: Washington State School for the Blind**

**Project Title: Main Fire Panel Modernization**

City: Vancouver  
County: Clark  
Legislative District:049  
Project Latitude:45\*37'55.0"N  
Project Longitude:122\*38'53.4"W

*Provide answers to the following questions, which will inform decision makers about the proposed project.*

**What is the problem/opportunity? If applicable, people/communities served, potential future savings, benefits to public safety & other clarifying details. For preservation projects, include information about the current condition of the facility/system.**

The problem is that our main campus fire panel in the Old Main Administration Building, adjacent to the Facilities Manger's office is outdated. With the commissioning of our new Transition Center Building it was discovered that our Main Fire Panel, a Simplex 4100 panel, was not dialing out to our monitoring company in a correct manner. It could only make one call at a time, and if an alarm developed in two locations simultaneously, the panel could only call out on one alarm. This did not meet fire code, and we could not gain occupancy of our new building unless we changed the situation. As a temporary measure we relocated main panel function to the new building with a Simplex 4010 panel. This allowed for a proper calling out configuration. However, now, whenever there is an alarm on campus, we have to walk across campus to reset, with the added complication that any alarm on campus disturbs the tenants of the Department of Services for the Blind. Another complication of our panel in the Old Main Administration Building results from a nearby lightning strike in 1999 that fried a previous panel. In the emergency replacement, wires were run willy-nilly, patched in a sloppy manner, identification labeling lost, and this was a factor in our inability to upgrade the panel during the 2023 commissioning of the Transition Center. This project will correct those deficiencies, organize and identify the wiring spaghetti.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This project will replace an outdated main fire panel, (lose the Simplex 4100 and get a Simplex 4010) bring back main panel function to the administration building, and adjacent to the responsible Facilities Manager, and finally, organize and identify a very messy wiring situation extant. The cost for this project is \$200,000. This project would be completed in the 2025-2027 biennium.

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

If we did not take action the main fire panel function would not be located near the responsible party, and it would perpetuate the existence of an ageing panel that cannot be expanded upon, and it would leave in place the mysteries and problems of a hastily and unorganized morass of wiring and connections. This project would provide an updated, modern main fire panel, and result in specialized personnel identifying, organizing, and labeling the associated wiring that was disorganized as the result of a 1999 emergency repair.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

The alternative is to do nothing until it is again an emergency. The \$200,000 cost of this project is beyond our operational budget capacity.

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

Virtually all agency personnel and clientele, staff and students, would be impacted by this project, as it would provide a more reliable and expandable main fire panel.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This project does not leverage non-state funding

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project does not leverage non-state funding.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes, attach IT Addendum.**

There are no IT costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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 does not contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

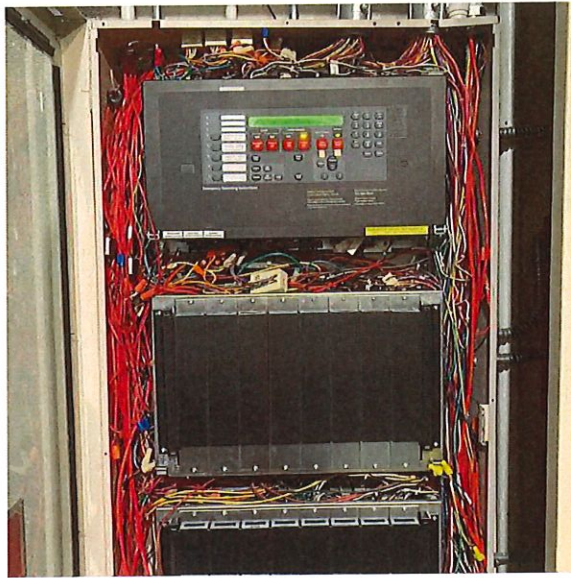
As the School for the Blind serves the blind and low vision community in Washington State, including all blind and low vision students, this project is ultimately a safety issue for this community. Returning main panel function to the Old Main Administration Building will reduce reaction times to any fire alarm signal generated on campus.

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

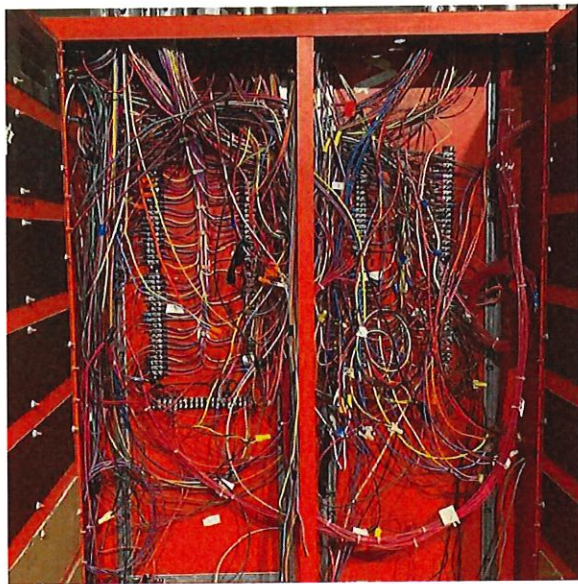
Washington State School for the Blind  
CAPITAL PROJECT REQUEST

Cost Projection

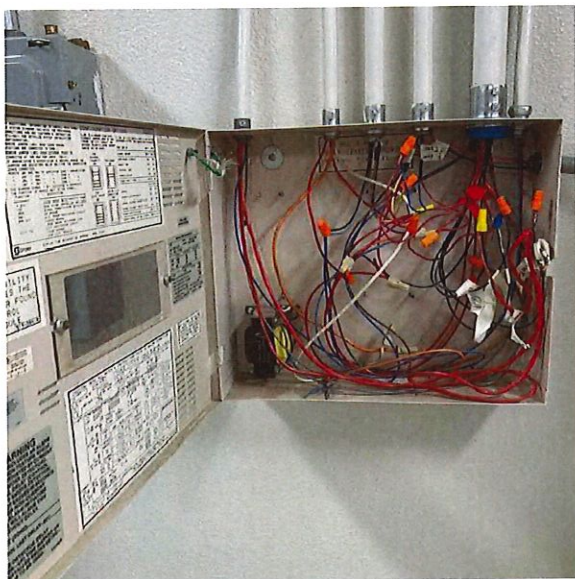
Fund	Fund Title	2025-2027	2027-2029	2029-2031	2031-2033
057	State Building Fund	\$200,000	\$0	\$0	\$0
	Total Funds	\$200,000	\$ 0	\$ 0	\$ 0



Old Main Fire Panel  
A mess of wires without identification.  
This Simplex 4100 panel is not expandable and  
operates on some outdated, unsupported  
electronics.



Old Main old fire panel location showing a mess of  
unidentified wiring with poor wire-nut splicing.



Several old power supply boxes remain with wires  
unidentified.





Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Budget Period: 2025-2027 biennium**  
**Agency: Washington State School for the Blind**

**Project Title: Maintenance Building Roof Replacement**

City: Vancouver  
County: Clark  
Legislative District:049  
Project Latitude:45\*37'55.0"N  
Project Longitude:122\*38'53.4"W

*Provide answers to the following questions, which will inform decision makers about the proposed project.*

**What is the problem/opportunity? If applicable, people/communities served, potential future savings, benefits to public safety & other clarifying details. For preservation projects, include information about the current condition of the facility/system.**

The Maintenance Building was erected in 1994 and the 30 year-old TPO (thermoplastic polyolefin single membrane roof is failing. The lifecycle of a TPO roofs is 20 to 30 years. The roof surface is approximately 10,000 square feet. We have spent the last two years patching several failed areas that daylighted as leaks into the building that damaged the structure below. Other areas of the roof show signs of imminent failure with brittleness, cracks, UV damage, ponding, and scrim showing through the waterproof membrane. In short, this just needs to be done.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This project would be completed in the 2025-2027 biennium. This request will result in a liquid roof membrane system applied over the existing single membrane TPO roof. This project will cost \$300,000.

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

This liquid roof system will provide a 20 year leak-free warranty, with the ability to recoat in 15 years for another 15 year warranty. At that time, it is possible to recoat for a third time for a 10 year leak-free warranty. An added benefit is that we do not have to tear off and landfill the existing roof membrane. This system, which we have now used on three roofs on this campus, is manufactured by Tremco, and called Alpha Bio. It has the added benefit of being manufactured with a majority of non-petroleum based materials.

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

The only other solution to this problem is to remove and replace the old roof membrane. This would result in a roof with a 20 to 30 year lifecycle before it would need to be replaced.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

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

The Maintenance Building houses important campus functions, including storage and maintenance of all grounds equipment and supplies, a shop facility hold most of our building maintenance tools and supplies, an automotive shop with a car jack and associated repair tools and supplies, offices for our maintenance workers, and a warehouse containing all custodial supplies, as well as furniture and other building supplies commonly used in a school campus setting. In effect, all of this agencies students and staff are impacted by this project

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This project does not leverage non-state funding.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project is a hub for building, grounds, and custodial maintenance, guilds fundamental to providing safe and comfortable spaces so the rest of agency staff can provide their services educating and housing blind and low vision students of Washington State.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes, attach IT Addendum.**

There are no IT costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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's proposed material is manufactured by Temco, and is majority bio-based, and so we save on the use of petroleum based alternative solutions. Furthermore, in leaving the existing TPO membrane in situ, we eliminate the fossil fuel consumption not just of transporting the old roof to a landfill, but also in the energies necessary for manufacture and transportation of a new roof material to the job site.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

As our agency revolves around the blind and low vision community, this project directly impacts that community.

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

Washington State School for the Blind

CAPITAL PROJECT REQUEST

Cost Projection

Fund	Fund Title	2025-2027	2027-2029	2029-2031	2031-2033
057	State Building Fund	\$300,000	\$0	\$0	\$0
	Total Funds	\$300,000	\$ 0	\$ 0	\$ 0



Maintenance Building Roof, southwest corner.  
An old patch failed.



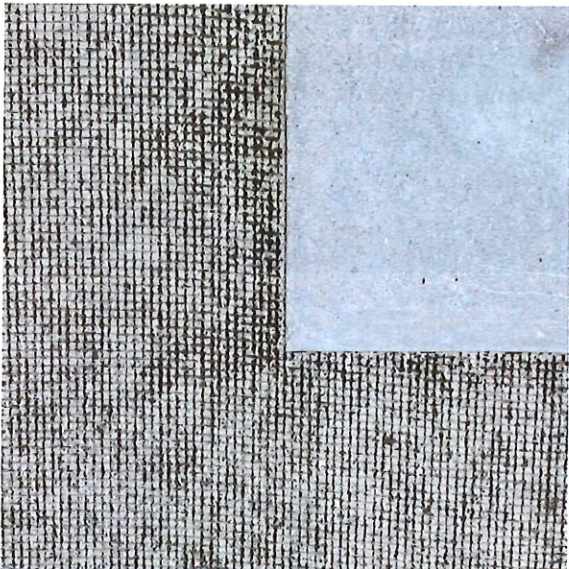
Maintenance Building, south edge.  
New patches failing upon old failed patches. The end is nigh.



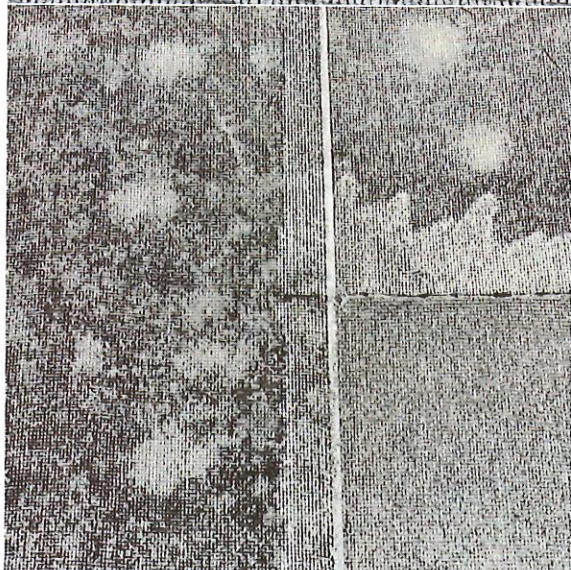
Maintenance Building Soil Stack.  
New patches failing.



Maintenance Roof Building.  
General condition showing scrim, the waterproofing layer having been consumed by 30 years of ultraviolet radiation. The ravages of time.



Maintenance Building Roof  
Patch adjacent to exposed scrim



Maintenance Building general condition.  
The visible scrim evinces a loss of the primary waterproofing material.



Maintenance Building Roof.  
Ponding to failure.



Maintenance Building Roof.  
More ponding.



Maintenance Building Roof.

Main waterproofing layer deteriorated, scrim generally exposed



Washington State School for the Blind  
CAPITAL PROJECT REQUEST

**Budget Period: 2025-2027 biennium**  
**Agency: Washington State School for the Blind**

**Project Title: Signage Modernization**

City: Vancouver

County: Clark

Legislative District:049

Project Latitude:45\*37'55.0"N

Project Longitude:122\*38'53.4"W

*Provide answers to the following questions, which will inform decision makers about the proposed project.*

**What is the problem/opportunity? If applicable, people/communities served, potential future savings, benefits to public safety & other clarifying details. For preservation projects, include information about the current condition of the facility/system.**

Multiple problems exist with the signage at Washington State School for the Blind. After the Braille code in the United States was updated in 2016, much of the braille on our signage became incorrect, and obsolete. This needs to be corrected at an agency providing services to our blind and low vision community. There has never been a comprehensive design for all campus signage resulting in today's condition of a hodge podge of different sign styles and locations, often within a single building. There is no coherent wayfinding system of signage on campus which results at times in deliveries made to the wrong places, and people confused as to where to access various services. Some older wayfinding signs are deteriorated and/or incorrect. Several of the building identification signs are deteriorated so much as to be unreadable, including at our Health Center, Old Main Building, and Arts Classroom Building.

**What will the request produce or construct? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This project will result in a comprehensive design of signage on campus with a fabrication and installation schedule master plan. This project will replace the hodge podge of signage with a unified design across campus, to include best practices for blind and low vision wayfinding design. We have in hand a \$70,000 Design Services Proposal from Meyer Reed that would result in planning and design of new campus sign scheme, and construction drawings. With the addition of an estimated cost of signage manufacturing and installation, the total amount requested is \$350,000.

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

This project would correct systemic deficiencies with our signage, to include the remediation of outdated braille, deteriorated and unreadable signs, and a design hodge podge the resulted from makeshift solutions to years of changes. If we do not take this action, we will continue to replace signs without a design coherency, and we will continue to experience wayfinding confusions.

**What alternative solutions were considered? Why were this solution chosen over the alternatives? Provide comparison of costs with alternatives.**

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

We believe this to be the most efficient and effective solution to the problems described above. We continue to replace some signs, but these signs lack design coherency with the rest of campus, as each building location has signage relating to the vintage of that building. Without a campus standard of signage design, this one-off approach only perpetuates a problem of incoherence.

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

This project would affect virtually all campus users, from our students and their families, to staff and community users. Especially negatively affected are our blind and low vision populations, who cannot read deteriorated signs, or are confused by the older braille systems, or, with low vision users, some signs are not readable due to poor contrast issues, or size issues, between letters and background.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

This project does not now leverage non-state funding, but if the final budget exceeds the amount requested, we are able to continue this project with local funding.

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project would have a significant support for our strategic master plan. Two of our Core Values are Equity and Accessibility. With our existing outdated and deteriorated signage, our blind and low vision clientele cannot be fully independent as these signs are not accessible to them, and so they need to rely on assistance from sighted persons to help them navigate around our campus.

**Does this project include IT related costs, including hardware, software, cloud-based services, contracts, or staff? If yes, attach IT Addendum.**

There are no IT costs associated with this project.

**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 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**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.**

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

The contribution of this project to the reduction of greenhouse emissions is small, but not zero, as it will create more effective wayfinding for deliveries and visitors who will then more efficiently operate on this campus.

**How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This project would have a significant impact on equity as it would allow for blind and low vision persons to navigate independently on our campus.

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

Please see attached photographs and description of some sign problems, and attached is a Design Agreement Proposal from Mayer/Reed Visual Communications.

Washington State School for the Blind  
CAPITAL PROJECT REQUEST

Cost Projection

Fund	Fund Title	2025-2027	2027-2029	2029-2031	2031-2033
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	Total Funds	\$350,000	\$ 0	\$ 0	\$ 0



Old Main  
A variety of signage with no coherency



Old Main  
Existing wayfinding signage with incorrect information as Department of Services for the Blind has moved



Old Main  
Signage with water deposits



Old Main Building Directory  
Old, not accessible



Old Main Second Floor  
Some rooms have no signage due to changes



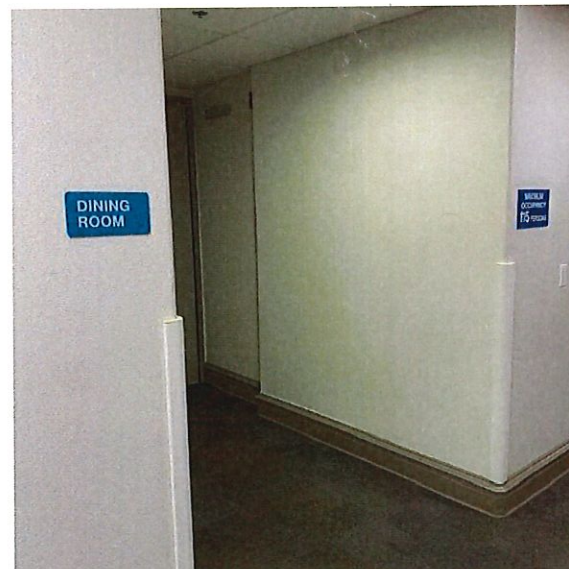
Old Main Basement  
Another style



Old Main First Floor  
Another style



Old Main Second Floor  
Another style



Old Main First Floor  
Two styles adjacent to each other



Old Main First Floor  
Another Style



Old Main North Health Center Entry  
Braille deteriorated, unreadable





Arts and Crafts Building

Braille deteriorated, unreadable



Cottage 4

Braille unreadable



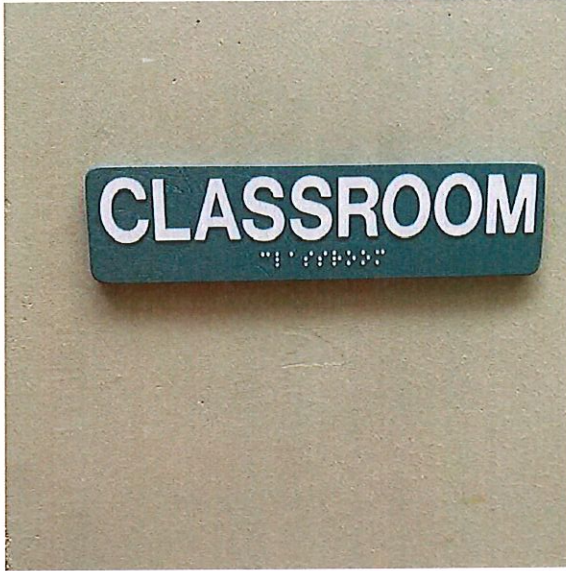
Stenehjem Fitness Center

No Building Signage



Stenehjem Fitness Center

Yet another sign style



Stenehjem Fitness Center

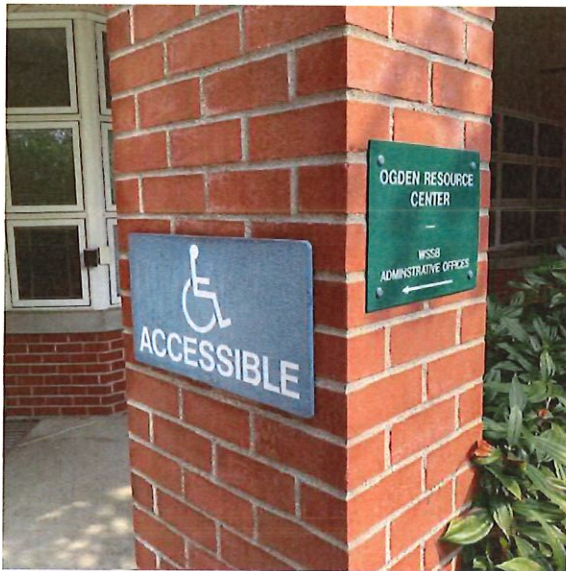


Irwin School  
More variety





Irwin School  
Makeshift Signage



Ogden Resource Center  
Different styles



Ogden Resource Center  
Loading Dock



Maintenance Building  
More styles

May 7, 2024

David Zilavy  
Washington State School for the Blind  
2214 E 13<sup>th</sup> Street, MS S-27  
Vancouver, WA 98661-4120

Re: WSSB Campus Signage Design Services Proposal

Dear David:

Thank you for taking the time to tour the campus with us and share your aspirations for an updated sign standard to provide functional and consistent signage through the WSSB campus. We understand that you are ready to begin the design process to establish the design approach and probable fabrication cost to seek funding this fall, for installation by late 2025. Based on the information included in your emails and our follow-up site meeting, I have prepared the following proposal for your consideration.

## 1.0 BASIC SERVICES

Mayer/Reed's proposed wayfinding, signage and graphic design services includes planning through design documentation for both exterior site signs and interior building signage based on the following phased strategy:

**PHASE 1 SERVICES** – Planning strategy, design intent level sign family and quantity take-off including a cost allowance for campus site and building signs:

- 1.1 Site Signage - Review and assess campus circulation, vehicular access, parking and pedestrian paths. Sign types anticipated to include:
  - 1.1.1 Campus Identity – campus name and address at north and south perimeter locations. South entry to include site specific monument design-intent.
  - 1.1.2 Vehicular Wayfinding –directional and parking signs. Excludes traffic control signs.
  - 1.1.3 Pedestrian Wayfinding – directional signs along campus pathways and orientation maps.
  - 1.1.4 Building Identity – building name at or near building entries.
- 1.2 Building Signage – Review and assess existing range of typical interior sign types, and create a sign family based on the Transition Center sign design including the following:
  - 1.2.1 Room ID Signs – various room types including tactile messages and options for use of symbol, room name and changeable messages.
  - 1.2.2 Interior Wayfinding – directories, directional signs, amenity identification, and special area identity.

- 1.2.3 Stairwell, Elevator and Egress signs – tactile exit route, accessible route, stairwell and emergency egress information at elevators. Typical evacuation route sign design format provided. Excludes illuminated Exit signs, stairwell photo illumination, and final artwork for evacuation route maps.
- 1.2.4 Regulatory / Information – standardized hours, no smoking and other restrictions at building entries.

**PHASE 2 SERVICES** – Design Development and Construction Documents for site signs and interior sign types not already used at Transition Center. Preparation of Campus Signage Design Guidelines for use to implement at existing and future buildings.

- 1.3 Site Signage - Design Development and Construction Documentation for site signage as described above, including campus identity monument at south entry.
- 1.4 Building Signage - Design Development and Construction Documentation for sign types not used at Transition Center as described above.
- 1.5 Preparation of Campus Signage Design Guidelines including the above sign types.

**PHASE 3 SERVICES** – Implementation of the Campus Signage Design Guidelines. Includes site surveys, programming and documentation of sign locations and messaging for building signage. Includes bid/negotiation and Construction Observation. This phase may be undertaken by the school and/or signage contractor, with Mayer/Reed assisting hourly as needed.

- 1.6 Building Signage – Programming, and preparation of Sign Location Plans and Message Schedules for existing building signage, including coordination of existing sign removal and field repair. Bid/negotiation and Construction Observation for building signage.
  - 1.6.1 May include preparation of programming, Sign Location Plan and Message Schedule by Mayer/Reed for Old Main only; other buildings may be contracted directly with sign fabricator.
- 1.7 Site Signage – May include preparation of Sign Location Plan, Message Schedule and Construction Observation by Mayer/Reed for site signage.

## 2.0 DESIGN PROCESS – PHASE 1

- 2.1 **PLANNING & DESIGN INTENT**  
Mayer/Reed will meet with the project team to review work scope and project schedule. After establishing the project parameters, we will prepare a site wayfinding analysis and plan diagram with suggested sign locations and discuss naming strategy. For building signage, we will include a visual sampling of existing signs, and suggested sign family. This work will be presented to confirm circulation, site sign locations and design approach. Based on existing building plans, we will prepare a description narrative with preliminary cost allowance based on quantity take-offs to assist with funding request. This work will be presented for review and comment.

Meetings:

(1) Start-up, (1) Draft Planning Presentation (1) Final Planning Presentation

Deliverable: Planning document including site circulation, Sign Family and rough order of magnitude cost estimate.

3.0 DESIGN PROCESS – PHASE 2

3.1 DESIGN DEVELOPMENT

Upon review of the Planning documents, we will further refine the design and develop material, fabrication details and typical layouts for both site and building signage. This work will be presented for review and comment.

Meetings: (1) Coordination, (1) Design Development Presentation  
Deliverable: Design Development document

3.2 CONSTRUCTION DESIGN GUIDELINES

Upon review of the Design Development documents, we will finalize construction details, prepare technical specifications, and assemble Campus Signage Design Guidelines. These documents will be presented for final owner review.  
NOTE: Construction Guidelines do not include Sign Location Plans or Message Schedules for existing building signage (unless Old Main is included).

Meetings: (2) Coordination, (1) Design Guidelines Presentation  
Deliverables: Campus Signage Design Guidelines

4.0 IMPLEMENTATION – PHASE 3

4.1 PROGRAMMING, PLANS & SCHEDULES FOR BUILDINGS

This phase includes site surveys and programming of wayfinding and sign locations for each building using the Campus Signage Design Guidelines. As noted above, this phase may be best undertaken by the school and/or signage contractor, with Mayer/Reed assisting hourly as needed.

4.2 BID/NEGOTIATION & CONSTRUCTION OBSERVATION

During the bid and negotiation phase, assist with requests for information, preparation of addenda and bid analysis.

Attend a fabricator page turn to review the design intent and review required submittals and approval process. During the construction period, submit final layouts as required, assist with requests for information, review submittals, conduct site inspections and prepare report of findings. This phase includes multiple trips to the site based on need.

Site Visits: (1) Fabricator mtg, (TBD) Punch-list reviews

5.0 BASIC COMPENSATION

Mayer/Reed proposes to provide these services for the lump sum of \$70,000 excluding expenses. Services are billed progressively on a monthly basis with the net amount due within thirty days of invoice date.

PHASE 1 – Planning, Design Intent, ROM cost	\$35,000
PHASE 2 – DD, Construction Design Guidelines	\$35,000
PHASE 3 - Implementation	hourly as needed



6.0 REIMBURSABLE EXPENSES

Expenses for reproduction, graphic assets, mock-ups, samples and mileage are billed in addition to the Basic Compensation at direct expense and estimated not to exceed \$1,500.

7.0 ASSUMPTIONS

- 7.1 Sign detail drawings will be created in Adobe software and submitted as PDF.
- 7.2 Owner to provide site and architectural bases with correct information.
- 7.3 Design for interior signs will be based on signs for Life Skills Transition Center where applicable.
- 7.4 Application of Braille messaging to paper and flexible signage to be coordinated and executed by WSSB.
- 7.5 Excludes digital signage hardware and software.
- 7.6 Excludes Specialty signage including donor, dedication, or educational signage.
- 7.7 Excludes Environmental Graphics and site-specific designs.
- 7.8 Excludes signage related to labeling equipment.
- 7.9 All meetings will be virtual unless specified otherwise.

8.0 ADDITIONAL SERVICES

Additional services include any service not defined above, including, but not limited to the following:

- 8.1 Changes to approved design, or design of additional signage not identified in Article 1.
- 8.2 Programming or preparation of Sign Location Plans and Message Schedules for specific buildings unless otherwise noted above.
- 8.3 Site surveyed sign locations and custom installation details for unique locations.
- 8.4 Structural or electrical engineering services for signs, sign permit acquisition, and participation in public agency review.
- 8.5 Additional meetings or deliverables.
- 8.6 Preparation of Map artwork.

9.0 HOURLY BILLING RATES

Our current hourly billing rates are valid through December 31, 2024:

Principal	\$240.00 - \$265.00
Senior Designer, Project Manager	\$115.00 - \$175.00
Designer	\$90.00 - \$120.00
Technical Staff	\$80.00 - \$115.00
Admin	\$80.00 - \$120.00

Washington State School for the Blind  
May 7, 2024  
Page 5

If this proposal meets with your approval, please sign and return one copy.  
Thank you.

Sincerely,

Mayer/Reed, Inc.



Kathy Fry  
Principal

APPROVAL

---

Printed Name

Title

---

Signature

Date