

225 - Washington State Patrol
Ten Year Capital Plan by Project Class
 2025-27 Biennium
 *

Version: SC South Crime Lab Facility

Report Number: CBS001

Date Run: 9/15/2025 2:58PM

Project Class: Program Improvement (State-Owned)

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
1	40000072 Crime Laboratory South I-5 Corridor Consolidated Facility									
	057-1 State Bldg Constr-State	161,467,000				36,117,000	125,350,000			

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
057-1 State Bldg Constr-State	161,467,000				36,117,000	125,350,000			

Ten Year Capital Plan by Project Class

*

Report Number: CBS001

Date Run: 9/15/2025 2:58PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	225	225
Version	SC-A	SC-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Request

2025-27 Biennium

*

Version: SC South Crime Lab Facility

Report Number: CBS002

Date Run: 9/15/2025 2:29PM

Project Number: 40000072

Project Title: Crime Laboratory South I-5 Corridor Consolidated Facility

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 16

Project Summary

The Washington State Patrol's (WSP) Forensic Laboratory Services Bureau (FLSB) provides high quality forensic science services and forensic evidence training for all criminal justice partner agencies within the State of Washington. The WSP is requesting funds for the purchase and renovation of a facility in Federal Way, that will suit the Agency.

Project Description

The FLSB plays a vital role in the criminal justice process providing high quality investigative information by identifying evidence or linking evidence in major crimes to an individual or a scene. Scientific testimony is often the deciding factor in the judicial resolution of criminal cases. In the 2019-2021 biennium, a Master Plan was developed to assess the needs of the FLSB. This was due to the current needs to process a backlog of deoxyribonucleic acid (DNA), Sexual Assault Kits (SAK), materials analysis, and firearms testing. The Master Plan defined and projected the future space and infrastructure needed to address existing facility deficiencies, impact on operations, and the long-term facility needs of the Agency.

In the 2023-2025 biennium, the Agency received funding to draft a predesign to determine the best approach to suit the needs of the FLSB. As part of the predesign WSP was required to explore all facility options including leasing or purchasing and renovating an existing building. During this process a suitable location was identified in Federal Way that was determined to be the best option forward to meet the needs of the FLSB and establish a South Crime Lab. Approved funding would provide funds to purchase and complete the design to retrofit this facility. The completed facility will provide Material Analysis, DNA, Toxicology, Firearms, Latent Prints, Questionable Documents and Crime Scene Response functions.

Lack of funding will continue to delay moving forward will create inefficiencies, processing delays, and case backlogs.

The FLSB provides quality forensic services for criminal justice agencies within the state of Washington.

This proposal supports the agency's Strategic Plan Goals through its outcome to achieve quality service and innovation. The agency's long-term objectives of having state of the art equipment, facilities, and IT systems. This is so that WSP employees have the right tools and equipment to meet the growing and evolving needs of Washingtonians.

This proposed funding does not include funding for any Information Technology related costs.

This finding is not linked with the Puget Sound Action Agenda.

This proposal does not use any non-state funding.

This funding contributes to meeting the greenhouse gas emissions limits by using energy efficient materials for heat deflection.

Capital Project Request

2025-27 Biennium

*

Version: SC South Crime Lab Facility

Report Number: CBS002

Date Run: 9/15/2025 2:29PM

Project Number: 40000072

Project Title: Crime Laboratory South I-5 Corridor Consolidated Facility

Description

The FLSB provides high quality forensic science services and forensic evidence training for all criminal justice partner agencies within the State of Washington.

This project is not eligible for Direct pay.

No Additional Information to add.

This project is not a Reappropriation project.

This project is not associated with the Governor's Salmon Strategy.

Not applicable to Governor's Salmon Strategy.

Proviso

None

Location

City: Federal Way

County: King

Legislative District: 030

Project Type

Major Projects-New Facilities

Growth Management impacts

Impacts have not yet been determined.

New Facility: Yes

How does this fit in master plan

In the 2019-2021 biennium, a Master Plan was constructed on the WSP Forensic Laboratory Services Bureau (FLSB) to assess the needs. One of the recommendations from the Master Plan was to construct a facility south of Seattle to co-locate space from the Seattle and Tacoma Crime Labs.

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	161,467,000				36,117,000
	Total	161,467,000	0	0	0	36,117,000

Future Fiscal Periods

Acct Code	Account Title	2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	125,350,000			
	Total	125,350,000	0	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	225	225
Version	SC-A	SC-A
Project Classification	*	All Project Classifications
Capital Project Number	40000072	40000072
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Patrol	
Project Name	South Crime Lab - Alternative 5 Purchase and Renovate/Expand	
OFM Project Number	To Be Determined	

Contact Information

Name	Brian Bottoms, Facilities Section Manager	
Phone Number	(360) 704-5402	
Email	brian.bottoms@wsp.wa.gov	

Statistics

Gross Square Feet	154,000	MACC per Gross Square Foot	\$531
Usable Square Feet	104,200	Escalated MACC per Gross Square Foot	\$580
Alt Gross Unit of Measure			
Space Efficiency	67.7%	A/E Fee Class	A
Construction Type	Laboratories (Research)	A/E Fee Percentage	10.01%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	10.20%	Location Used for Tax Rate	Federal Way
Contingency Rate	10%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	July-24	Predesign End	June-25
Design Start	January-26	Design End	March-27
Construction Start	July-27	Construction End	December-28
Construction Duration	18 Months		

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Project Cost Summary

Total Project	\$159,106,766	Total Project Escalated	\$170,063,877
		Rounded Escalated Total	\$170,064,000
Amount funded in Prior Biennia			\$8,600,000
Amount in current Biennium			\$36,117,000
Next Biennium			\$125,347,000
Out Years			\$0

Acquisition			
Acquisition Subtotal	\$32,100,000	Acquisition Subtotal Escalated	\$32,100,000

Consultant Services			
Predesign Services	\$367,500		
Design Phase Services	\$6,215,694		
Extra Services	\$3,478,216		
Other Services	\$3,671,308		
Design Services Contingency	\$1,373,272		
Consultant Services Subtotal	\$15,105,989	Consultant Services Subtotal Escalated	\$15,947,667

Construction			
Maximum Allowable Construction Cost (MACC)	\$81,811,385	Maximum Allowable Construction Cost (MACC) Escalated	\$89,264,351
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$8,181,138		\$8,934,622
Non-Taxable Items	\$0		\$0
Sales Tax	\$9,179,237	Sales Tax Escalated	\$10,016,295
Construction Subtotal	\$99,171,761	Construction Subtotal Escalated	\$108,215,268

Equipment			
Equipment	\$9,542,000		
Sales Tax	\$973,284		
Non-Taxable Items	\$0		
Equipment Subtotal	\$10,515,284	Equipment Subtotal Escalated	\$11,483,743

Artwork			
Artwork Subtotal	\$846,089	Artwork Subtotal Escalated	\$846,089

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$475,000		
Project Administration Subtotal	\$475,000	Project Administration Subtotal Escalated	\$518,748

Other Costs			
Other Costs Subtotal	\$892,644	Other Costs Subtotal Escalated	\$952,362

Project Cost Estimate			
Total Project	\$159,106,766	Total Project Escalated	\$170,063,877
		Rounded Escalated Total	\$170,064,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$32,100,000		\$32,100,000			\$0
Consultant Services						
Consultant Services Subtotal	\$15,947,667	\$8,013,926	\$3,262,000	\$4,671,741		\$0
Construction						
Construction Subtotal	\$108,215,268			\$108,215,268		\$0
Equipment						
Equipment Subtotal	\$11,483,743			\$11,483,743		\$0
Artwork						
Artwork Subtotal	\$846,089			\$846,089		\$0
Agency Project Administration						
Project Administration Subtotal	\$518,748	\$259,374	\$129,687	\$129,687		\$0
Other Costs						
Other Costs Subtotal	\$952,362	\$326,700	\$625,662			\$0
Project Cost Estimate						
Total Project	\$170,063,877	\$8,600,000	\$36,117,349	\$125,346,528	\$0	
	\$170,064,000	\$8,600,000	\$36,117,000	\$125,347,000	\$0	
Percentage requested as a new appropriation			21%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Acquisition, Remainder of Design

Insert Row Here

What has been completed or is underway with a previous appropriation?

Predesign, Site Seletction

Insert Row Here

What is planned with a future appropriation?

Construction, Equipment, Artwork

Insert Row Here

Cost Estimate Details

Acquisition Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$30,000,000			
Appraisal and Closing	\$600,000			
Right of Way				
Demolition				
Pre-Site Development				
Other				
Real Estate Fees	\$1,500,000			Commission assumed at 5%
Insert Row Here				
ACQUISITION TOTAL	\$32,100,000	NA	\$32,100,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$175,000			
Environmental Analysis	\$100,000			
Predesign Study	\$75,000			
Other				
LCCM Tool	\$15,000			
Document Reproduction and Reimbursables	\$2,500			
Insert Row Here				
Sub TOTAL	\$367,500	1.0184	\$374,262	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$6,215,694			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$6,215,694	1.0382	\$6,453,134	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$81,250			
Geotechnical Investigation	\$0			
Commissioning	\$192,500			
Site Survey	\$75,000			
Testing				
LEED Services	\$231,000			Includes Renewable Energy Systems
Voice/Data Consultant	\$192,500			
Value Engineering	\$154,000			
Constructability Review	\$154,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$0			
Other				
Acoustical	\$154,000			
Art Coordination	\$77,000			
Commissioning Participation	\$77,000			
Constructability Review Participation	\$57,750			
Cost Estimating - Independent	\$67,591			
DES Energy LCCA	\$77,000			
Document Reproduction and Reimbursables Prior to Bid	\$10,000			
Electronic/Audio Visual	\$192,500			
Elevator	\$115,500			
Entitlements, Environmental, Agency Permitting and Approval	\$38,500			
Envelope Consulting	\$0			
Escalation and Market Assessment	\$38,500			

FF&E Assistance/Coordination	\$115,500			
Graphics (Signage)	\$115,500			
Laboratory Consulting (Forensics)	\$770,000			
OFM LCAA Tool	\$77,000			
Project Cost Management (Risk Register, C-100)	\$77,000			
Renderings, Presentations, and Models	\$20,000			
Security	\$154,000			
Sustainability, Energy Modeling, Well Building and Resilience	\$86,625			
Transportation Consulting	\$0			
Value Engineering Participation	\$77,000			
Insert Row Here				
Sub TOTAL	\$3,478,216	1.0382	\$3,611,084	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$2,792,558			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
BIM Model Maintenance	\$45,000			\$2,500/month
Commissioning - Enhanced	\$231,000			
Document Reproduction and Reimbursables - Bidding/CA/Closeout	\$10,000			
Enhanced Construction Administration	\$438,750			\$24,375/month (.75 FTE)
Geotechnical Testing	\$0			
Testing - Construction	\$154,000			
Insert Row Here				
Sub TOTAL	\$3,671,308	1.0921	\$4,009,436	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$1,373,272			
Other				
Insert Row Here				
Sub TOTAL	\$1,373,272	1.0921	\$1,499,751	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$15,105,989		\$15,947,667	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$243,500			
G20 - Site Improvements	\$1,439,500			
G30 - Site Mechanical Utilities	\$372,500			
G40 - Site Electrical Utilities	\$690,000			
G60 - Other Site Construction	\$0			
Other				
G00 - General Sitework Requirements	\$40,555			
Estimating/Design Contingency	\$278,606			Assumed 10%
Overhead and Profit	\$183,880			
Insert Row Here				
Sub TOTAL	\$3,248,540	1.0669	\$3,465,868	
2) Related Project Costs				
Offsite Improvements	\$0			
City Utilities Relocation	\$0			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0669	\$0	
3) Facility Construction				
A10 - Foundations	\$608,900			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$4,335,000			
B20 - Exterior Closure	\$2,260,000			
B30 - Roofing	\$1,681,055			
C10 - Interior Construction	\$7,440,878			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$3,795,000			
D10 - Conveying	\$900,000			
D20 - Plumbing Systems	\$6,825,000			
D30 - HVAC Systems	\$13,350,000			
D40 - Fire Protection Systems	\$1,125,000			
D50 - Electrical Systems	\$13,350,000			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$1,926,250			
General Conditions	\$4,500,000			
Other Direct Cost				
E10 - Equipment	\$4,546,000			
E20 - Furnishings	\$735,000			
Estimating/Design Contingency	\$6,737,808			Assumed 10%

Overhead and Profit	\$4,446,953		Assumed 6%
Insert Row Here			
Sub TOTAL	\$78,562,845	1.0921	\$85,798,483

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$81,811,385	\$89,264,351
	\$531	\$580 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$8,181,138		
Other			
Insert Row Here			
Sub TOTAL	\$8,181,138	1.0921	\$8,934,622

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0921	\$0

9) Sales Tax

Sub TOTAL	\$9,179,237	\$10,016,295
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CONSTRUCTION CONTRACTS TOTAL	\$99,171,761	\$108,215,268
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$3,126,000			
E20 - Furnishings	\$3,126,000			
F10 - Special Construction				
Other				
IT infrastructure	\$57,400			164 people at \$350 ea.
Building Security and Access Systems	\$73,800			164 people at \$450 ea.
Forensic Equipment	\$3,126,000			\$30/ASF
Moving Costs	\$32,800			164 people at \$200 ea.
Insert Row Here				
Sub TOTAL	\$9,542,000	1.0921	\$10,420,819	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0921	\$0	
3) Sales Tax				
Sub TOTAL	\$973,284		\$1,062,924	
EQUIPMENT TOTAL	\$10,515,284		\$11,483,743	

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Cost Estimate Details

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Artwork				
Project Artwork	\$846,089			0.5% of total project cost for new construction
Higher Ed Artwork	\$0			0.5% of total project cost for new and renewal construction
Other				
Insert Row Here				
ARTWORK TOTAL	\$846,089	NA	\$846,089	

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Cost Estimate Details

Project Management				
Item	Base Amount		Escalation Factor	Escalated Cost
1) Agency Project Management				
Agency Project Management	\$0			
Additional Services				
Other				
Construction Observer - On Site	\$275,000			
Agency Capital Personnel	\$200,000			
Insert Row Here				
<i>Subtotal of Other</i>	<i>\$475,000</i>			
PROJECT MANAGEMENT TOTAL	\$475,000		1.0921	\$518,748

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Cost Estimate Details

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
Other				
Permits	\$892,644			1% of MACC
Jurisdictional Outreach and Land Use Permitting	\$0			
Utility Hook Up Fees	\$0			
Insert Row Here				
OTHER COSTS TOTAL	\$892,644	1.0669	\$952,362	

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C-100 (2026)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Assumes LEED v5

Insert Row Here

Tab C. Construction Contracts

Assumes Net Zero Ready Energy requirements.

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SOUTH CRIME LAB PREDESIGN



Predesign South Crime Lab Federal Way Alternative

Washington State Patrol

Executive Report

June 2025

PREDESIGN PROJECT SUMMARY

The Washington State Patrol (WSP) Forensic Laboratory Services Bureau (FLSB) has completed a predesign study for the South Consolidated Forensics Lab (SCFL). The study evaluated five potential development strategies and concluded that the preferred option is the purchase and renovation of the World Vision Building in Federal Way. The project will consolidate outdated and fragmented facilities into a modern, efficient, purpose-built laboratory that expands forensic capacity, improves evidence processing, and strengthens public safety support across western Washington.

Key Findings

- Preferred Alternative: Purchase and renovate the World Vision Building in Federal Way (154,000 GSF), with 22,500 GSF available for future expansion or other WSP uses.
- Consolidation & Efficiency: Combines labs from Olympia, Tacoma, Federal Way, and part of Seattle, reducing inefficiencies and case backlogs.
- Program Scope: Supports toxicology, firearms/toolmarks (with firing range), DNA/biology, CODIS, trace evidence, computer forensics, and other disciplines.
- Staffing Impact: Planned to support 136 staff by 2060, reflecting long-term growth needs.
- Cost Efficiency: Reduced South/North lab duplication lowers North Lab size, saving approximately \$32M (2025 dollars).
- Facility Upgrades: Renovations will trigger full code compliance, including seismic, life safety, envelope, and system upgrades.
- Size & Space: Final program totals 130,488 GSF (88,313 ASF), with labs, training, administration, and evidence storage.
- Milestones: Acquisition (2026), Design (2026–2027), Construction (2027–2028), Occupancy (2029).
- Budget: \$170.06M, including \$32.1M for acquisition, \$108.2M for construction, and \$15.9M for consultant services.
- Strategic Benefits: Improves recruitment/retention, adds training capacity, and positions WSP to meet forensic service needs tied to 85% projected regional population growth by 2060.

The SCFL will replace four outdated labs with a state-of-the-art facility designed to meet current and future forensic demands. Programming revisions will support increased staffing needs by 58, with the South Lab ultimately supporting 136 staff within 131,500 GSF. By leveraging surplus space, the project reduces the footprint and cost of the North Lab by \$32M.

Beyond efficiency and savings, the SCFL will:

- Reduce backlogs by expanding staffing and equipment capacity.
- Improve evidence accuracy through updated infrastructure and technology.
- Enhance training, recruitment, and retention with modern, purpose-built space.

This project represents a transformational step for forensic science in Washington State, ensuring reliable, efficient, and high-quality services for the criminal justice system.

BACKGROUND

This predesign considered five alternative development strategies to determine the best approach for establishing the SCFL. We evaluated the pros and cons of each alternative, defined initial and total costs, and concluded that the purchase and renovations of an existing building located in Federal Way is the preferred alternative.

In April of 2025, the WSP became aware of an existing building available for purchase in Federal Way that provides several advantages over the previously preferred Alternative 4. The building, a general office building, was originally not considered due to the extensive renovation required. However, after the building sat on the market for almost two years, the current sales price supported a more detailed assessment by WSP.

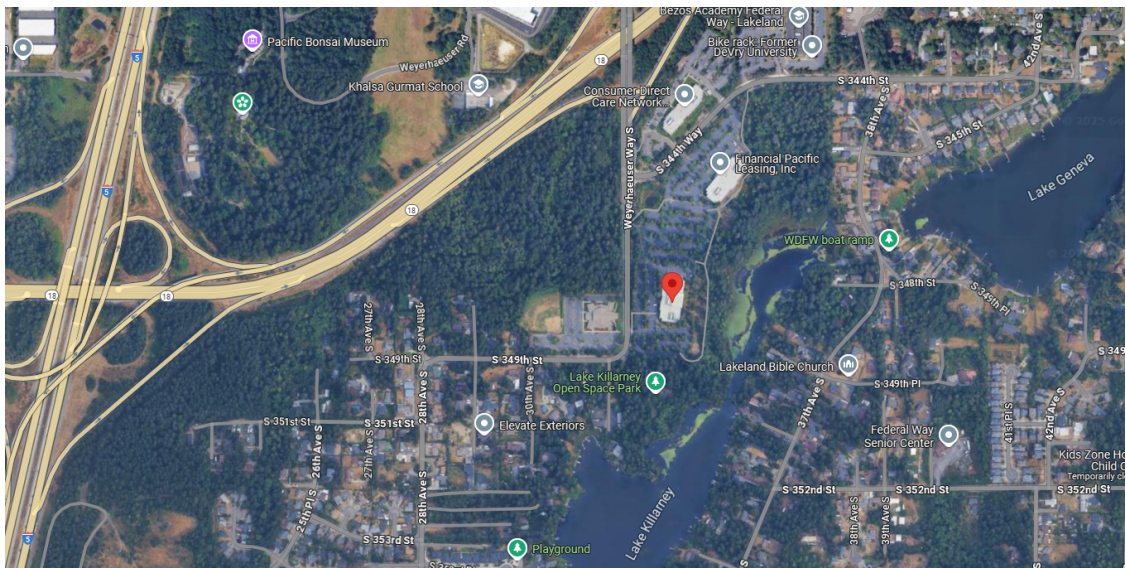


The World Vision Building – 34834 Weyerhaeuser Way S, Federal Way WA 98001

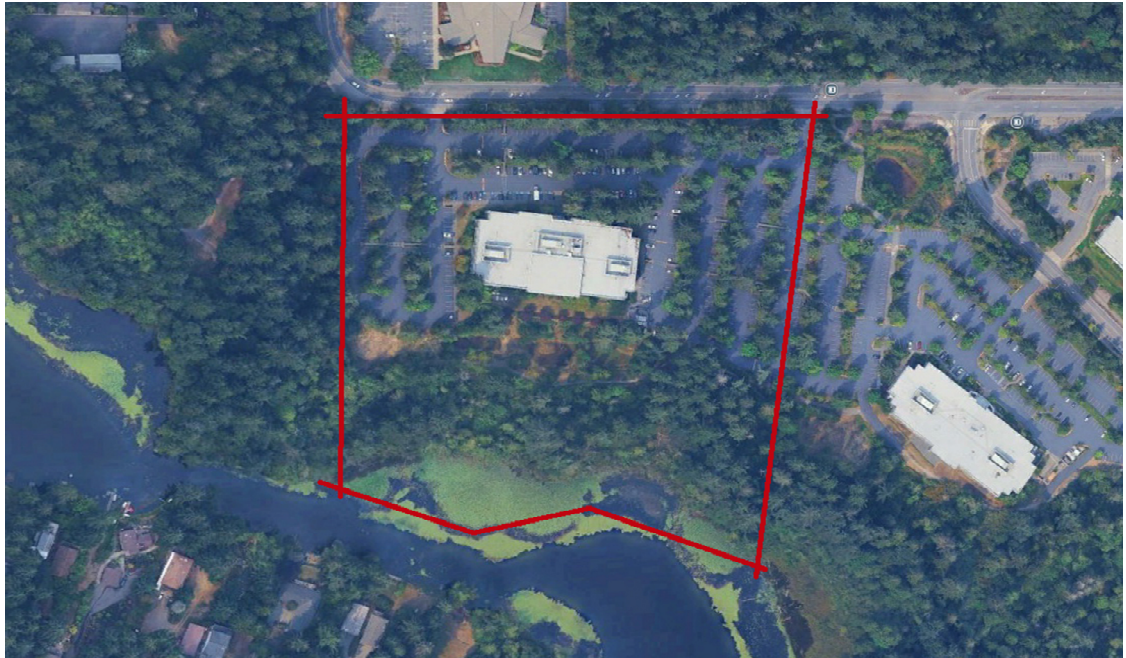
- A four-story office building constructed in 1995.
- Parking for approximately 500
- Asking Price is \$30M.

Constructed as a general office building and lacking typical characteristics of a lab building, earlier site searches did not originally consider this building as an appropriate Alternative. However, due to lowered sales cost (the building has been on the market for almost two years) the WSP re-assessed the viability of purchasing and renovating the existing building located at 34834 Weyerhaeuser Way S, Federal Way, WA 98001.

There will be limited new building area required to accommodate the Firing Range, and the CSRT Vehicle Exam base as the existing structure is not conducive for renovation to accommodate these program needs. In this alternative, it is expected that the extensive scope of these renovations will result in the building official declaring them a Substantial Alterations, which will trigger the need for full code upgrades (e.g., seismic performance, thermal envelope, life safety systems).



Located near the intersection of Interstate 5 and Highway 18.



Aerial view of the project site.

The Forensic Laboratory Services Bureau (FLSB) of the Washington State Patrol (WSP) provides forensic science expertise to local, county, and state law enforcement agencies, medical examiners, and coroners. These services include crime scene assistance, evidence preparation for trials, and expert testimony.

The Bureau also oversees and coordinates the efforts of the State's:

- Six Crime Laboratories
- Two Toxicology Laboratories
- CODIS (Felon database) Program
- Breath Test Program
- Drug Evaluation and Classification (DEC) Program
- Ignition Interlock Program

In 2020, the FLSB completed a Facilities Master Plan, which suggested that instead of maintaining the current distributed services model, the State of Washington would be better served by replacing the outdated labs in Marysville, Seattle, Tacoma, and Olympia with two new, full-service labs. One would be located in the North Sound (near the intersection of Interstate 5 and 405 in the Lynnwood/Everett area) and one in the South Sound (near the intersection of Interstate 5 and Highway 18 in the Federal Way area). This predesign document identifies the spatial requirements and funds needed to develop and construct the South Consolidated Forensics Lab.

PROBLEM STATEMENT

Forensic services in western Washington are currently fragmented across multiple outdated facilities, creating inefficiencies, processing delays, and case backlogs. Existing labs lack adequate space, infrastructure, and staffing capacity to meet current demand, let alone the projected 85% regional population growth by 2060. These limitations increase risks to chain of custody, slow the delivery of justice, and erode public confidence in WSP's ability to support public safety.

OPPORTUNITY The proposed South Consolidated Forensics Lab (SCFL) will replace existing labs in Olympia, Tacoma, Federal Way, and a portion of the Seattle lab. This new lab aims to address the growing demand for forensic services in the southern Puget Sound region of the state. Existing facilities lack the space and infrastructure needed to accommodate the forecasted increase in forensic services that stems from a projected 85% population growth by 2060 in the area.

A new SCFL will enhance forensic services for Washington's people by reducing case backlogs, improving evidence processing quality, providing training opportunities, and aiding in recruitment and retention of forensic lab staff.

Expand Forensic Disciplines: Support controlled substances, firearms/toolmarks (with range), trace evidence, biology/DNA, latent prints, toxicology, CODIS, vehicle exam, questioned documents, fire debris/explosives, and the Crime Scene Response Team (CSRT). Additional space will be provided for the expansion of computer forensics and instrumentation equipment, expanded crime scene processing and evidence handling areas, and separate section evidence storage areas.

Reducing case backlogs -Increasing the capacity to process evidence by providing adequate space for additional staff and new, state-of-the-art lab equipment will result in the ability to process more evidence in a shorter timeframe. More efficient evidence processing equipment and increased staffing will enable the FLSB to remove case backlogs as the region's case numbers increase along with corresponding population growth.

Improving the quality of evidence processing - Space and infrastructure to incorporate the latest testing methods, cutting edge equipment, and emerging technology will allow our highly trained forensic scientists the ability to process evidence with increased levels of accuracy and breadth.

Providing training and partnering opportunities - A lab facility with purpose-designed spaces for training and professional development will support growth for both forensic scientists and law enforcement personnel. These opportunities will create and support effective and innovative forensic services for Washingtonians.

Improving forensic lab staff recruitment and retention - New, state-of-the-art labs will attract and retain a highly skilled forensic workforce. New, right-sized labs and staff support spaces with access to views and daylight will support good mental health and improve working environments for all Forensic Laboratory Services Bureau staff.

The development of a new consolidated forensics lab will be a significant step forward for services throughout the region, and will improve the breadth, speed, and accessibility of forensic analysis.

Space Needs by Type	ASF
Forensics Laboratories	46,216
Laboratory/Forensics Support	8,833
Laboratory/Forensics Offices	11,588
Administration	2,558
Training	4,477
Shared Resources	14,641
Assignable Square Feet (ASF)	88,313
Total Building Area	130,488

This building is larger than the needs identified by the predesign process. This building would be 154,000 GSF, leaving 22,500 GSF available for other expanded Forensic Services or other WSP purposes.

*If the area was used for Forensic Services, it would support approximately **23 additional staff**. This would reduce the staffing needs of the North Crime Lab to 98.*

*This would represent a rough staffing split of **60% at South and 40% at North***

The space needs of the South Crime Lab as documented during this predesign process, is larger than identified in the 2020 Facilities Master Plan, and as planned during the 2023 North Crime Lab Predesign. The increase is due to the following changes requested by the FSLB:

- The Toxicology Division (currently housed in a leased facility in Federal Way) has been added by to the South Crime Lab program (36 additional Forensic Scientists) to remove a future space needs risk (loss of lease).
- The Impaired Driving Section (11 additional staff) was added to the program.
- The FSLB, after a review of total future staffing needs, anticipates a combined staffing increase of approximately 15% for the North and South labs, (over the staffing needs analysis conducted with the North Lab Predesign) to meet the long-term needs. This translates to 11 additional forensic scientists programed for the South Crime Lab.
















As a result of the above revisions, the total anticipated total staffing for building programming purposes at the South Crime lab has been increased by 58.

CONCEPTUAL BUILDING PLANS

The proposed South Crime Lab will be a full renovation purchased building. Anticipated renovation of the 150,000 gsf structure will have an anticipated configuration of:

First Floor	Administration, CSRT, Property Evidence, Toxicology, Firearms firing range, lobby and waiting areas, loading dock and building services.
Second Floor	Impaired Driving Section, Materials Analysis, Firearms and Toolmarks, Latent Prints.
Third Floor	CODIS, Forensic Biology
Fourth Floor	Training and Meeting spaces, Shell Space (functions to be determined).
Roof	Rooftop mechanical and solar panel array.

LEGEND

 FORENSIC BIOLOGY/DNA	 PROPERTY EVIDENCE CONTROL	 CIRCULATION - SECURE
 TOXICOLOGY	 ADMINISTRATION	 CIRCULATION - VERTICAL
 MATERIAL ANALYSIS (DRUGS/TRACE)	 CSRT	 CIRCULATION - PUBLIC
 FIREARMS/TOOLMARKS (FOOTWEAR/TIRE)	 IDS	 INFRASTRUCTURE
 LATENT PRINTS (PROCESSING & COMPARISON)	 CODIS	 SHELL


















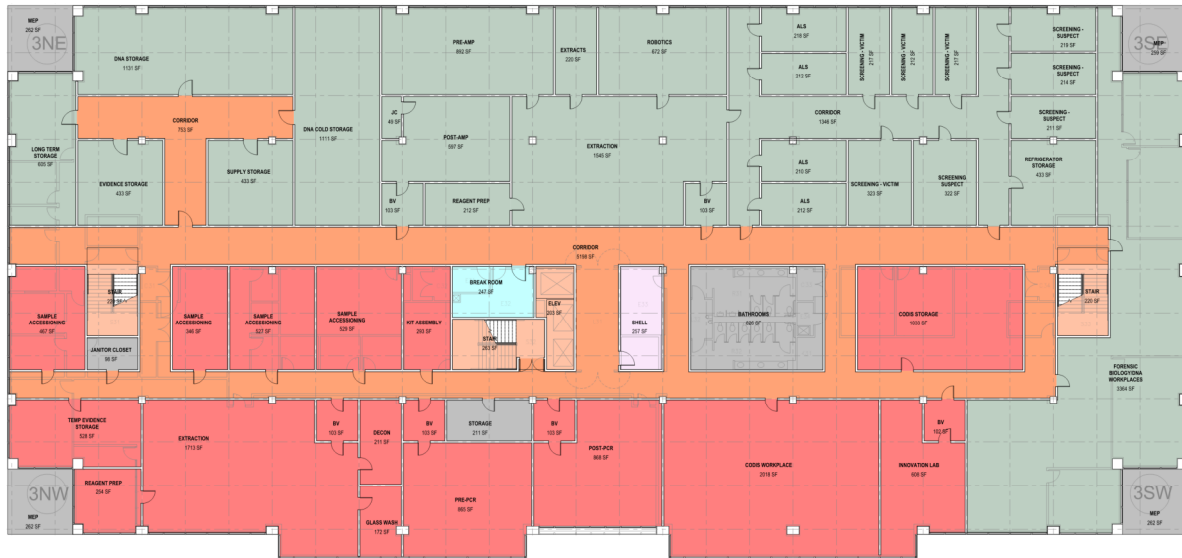
First Floor Concept Plan



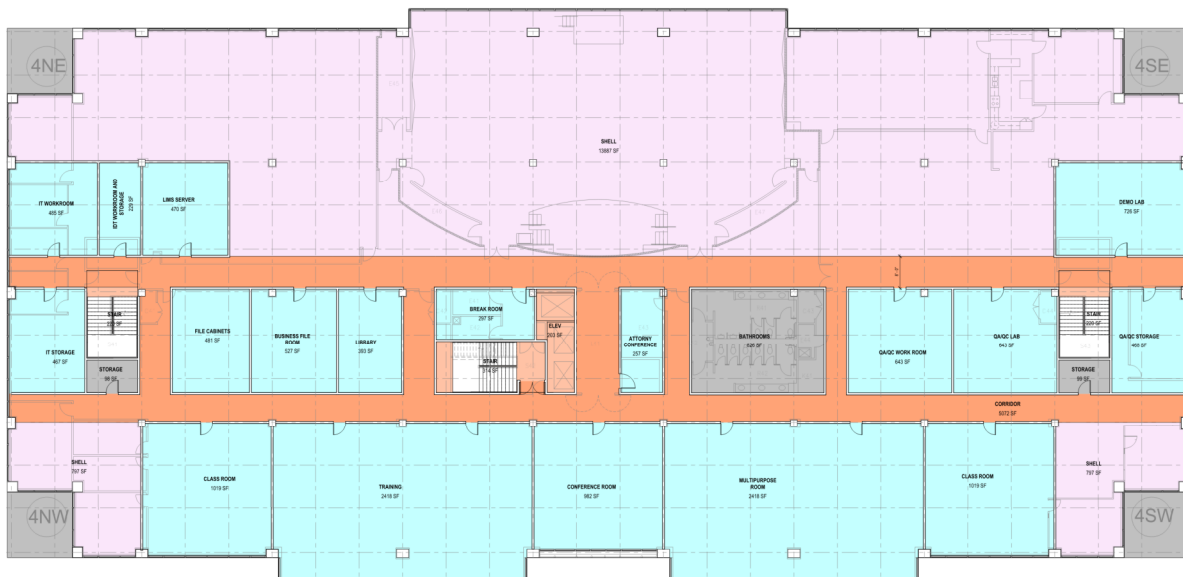
Second Floor Concept Plan

LEGEND

 FORENSIC BIOLOGY/DNA	 PROPERTY EVIDENCE CONTROL	 CIRCULATION - SECURE
 TOXICOLOGY	 ADMINISTRATION	 CIRCULATION - VERTICAL
 MATERIAL ANALYSIS (DRUGS/TRACE)	 CSRT	 CIRCULATION - PUBLIC
 FIREARMS/TOOLMARKS (FOOTWEAR/TIRE)	 IDS	 INFRASTRUCTURE
 LATENT PRINTS (PROCESSING & COMPARISON)	 CODIS	 SHELL



Third Floor Concept Plan



Fourth Floor Concept Plan

NORTH AND SOUTH LAB SUMMARY

Occupancy Anticipated project staffing occupancy:

Full Time Lab Technicians (includes Lab Managers)	Existing staffing	Proposed North Consolidated Forensics Lab	Proposed South Consolidated Forensics Lab
Material Analysis (Drugs/Trace)	16	12	12
Forensic Biology/DNA	33	21	21
Firearms/Toolmarks	10	7	7
Latent Prints	7	5	5
Crime Scene Response Team (CSRT)	11	7	8
Impaired Driving Section	-	12	11
Property Evidence and Control	9	5	5
Toxicology	47	35	36
CODIS	8	-	15
Administration	17	9	8
Forensics lab Division Administration/S&A	14	8	8
Total Occupants (peak periods)	172	121	136
Building area needed to support		114,200 GSF	131,500 GSF

Milestone Schedule

Phase	Start Date	Completion Date
Site Investigation/Selection	April 2023	May 2025
Predesign	August 2024	June 2025
Site Acquisition	January 2026	June 2026
Design	January 2026	March 2027
Construction	July 2027	December 2028
Move and Occupancy	January 2029	March 2029

PROJECT COST AND FUNDING SUMMARY

Funding Summary by Biennium

2021-2023 Capital Budget	\$246,000
2023-2025 Capital Budget	\$8,354,000
2025-2027 Supplemental Capital Budget Request (Acquisition/Design)	\$36,117,000
<u>2027-2029 Capital Budget Request for Construction</u>	<u>\$125,347,000</u>
Total Project Cost = \$170,064,000	

Cost Estimate The estimated project Maximum Allowable Construction Cost, calculated based on the mid-point of construction, is \$ 89,264,351. Costs are based on traditional Design-Bid-Build project delivery. All

costs are estimated as of June 2025. The detailed cost estimate is included at the end of this document.

Level II Group Elements		
A10	Foundations	\$ 608,900
A20	Basement Construction	\$ -
B10	Super Structure	\$ 4,335,000
B20	Exterior Enclosure	\$ 2,260,000
B30	Roofing	\$ 1,681,055
C10	Interior Construction	\$ 7,440,878
C20	Stairs	\$ -
C30	Interior Finishes	\$ 3,795,000
D10	Conveying	\$ 900,000
D20	Plumbing	\$ 6,825,000
D30	HVAC	\$ 13,350,000
D40	Fire Protection	\$ 1,125,000
D50	Electrical	\$ 13,350,000
E10	Equipment	\$ 4,546,000
E20	Furnishings	\$ 735,000
F10	Special Construction	\$ -
F20	Selective Building Demolition	\$ 1,926,250
G00	General Site Requirements	\$ 40,555
G10	Site Preparation	\$ 243,500
G20	Site Improvements	\$ 1,439,500
G30	Site Mechanical Utilities	\$ 372,500
G40	Site Electrical Utilities	\$ 690,000
G60	Other Site Construction	\$ -
Z10	General Conditions	\$ 4,500,000
Total Uniformat II Cost		\$70,164,138

Estimating/Design Contingency (at 10%)		\$ 7,016,414
Overhead and Profit (at 6%)		\$ 4,630,833
MACC – Maximum Allowable Construction Cost (w/o escalated)		\$ 81,811,385
MACC – Maximum Allowable Construction Cost (escalated per C-100)		\$ 89,264,351

C-100

A complete C-100 of the preferred alternative is included at the end of this document. It identifies total escalated project costs (based upon the mid-point of construction) broken down as follows:



Total Project Costs	Percent of Total	Amount
Acquisition	18.88%	\$32,100,000
Consultant Services	9.38%	\$15,947,667
Construction Contracts	63.63%	\$108,215,268
Equipment and FF&E	6.75%	\$11,483,743
Artwork	0.50%	\$846,089
Project Administration	0.31%	\$518,748
Other Costs	0.56%	\$952,362
	Total (rounded)	\$170,064,000

NOTE: All costs noted above are as of June 2025 escalated to the anticipated mid-point of construction (May 2028 per the schedule noted below). The current construction cost escalation as established by the Washington State Office of Financial Management is estimated at 3.16% per year. The above costs should be adjusted for any changes in the proposed construction schedule.

CONSTRUCTION COST ESTIMATE SUMMARY (UNIFORMAT II)

June 2025

Project: South Crime Lab
Washington State Patrol
Project No. 2023-530

Estimate Predesign

Building SF 154,000 154,000 (150,000 GSF Renovation, 4,000 GSF New construction)

Division	Description	Total	Cost/SF	Percent
A10	Foundations	\$ 608,900	\$ 3.95	0.74%
A20	Basement Construction	\$ -	\$ -	0.00%
B10	Superstructure	\$ 4,335,000	\$ 28.15	5.30%
B20	Exterior Enclosure	\$ 2,260,000	\$ 14.68	2.76%
B30	Roofing	\$ 1,681,055	\$ 10.92	2.05%
C10	Interior Construction	\$ 7,440,878	\$ 48.32	9.10%
C20	Stairs	\$ -	\$ -	0.00%
C30	Interior Finishes	\$ 3,795,000	\$ 24.64	4.64%
D10	Conveying Systems	\$ 900,000	\$ 5.84	1.10%
D20	Plumbing	\$ 6,825,000	\$ 44.32	8.34%
D30	HVAC	\$ 13,350,000	\$ 86.69	16.32%
D40	Fire Protection	\$ 1,125,000	\$ 7.31	1.38%
D50	Electrical Systems	\$ 13,350,000	\$ 86.69	16.32%
E10	Equipment	\$ 4,546,000	\$ 29.52	5.56%
E20	Furnishings	\$ 735,000	\$ 4.77	0.90%
F10	Special Construction	\$ -	\$ -	0.00%
F20	Selective Demolition	\$ 1,926,250	\$ 12.51	2.35%
G00	General Site Requirement	\$ 40,555	\$ 0.26	0.05%
G10	Site Preparations	\$ 243,500	\$ 1.58	0.30%
G20	Site Improvements	\$ 1,439,500	\$ 9.35	1.76%
G30	Site Civil / Mechanical Utilities	\$ 372,500	\$ 2.42	0.46%
G40	Site Electrical Utilities	\$ 690,000	\$ 4.48	0.84%
G60	Other Site Construction	\$ -	\$ -	0.00%
Z10	General Conditions (18 weeks at \$250K)	\$ 4,500,000	\$ 29.22	5.50%
Subtotal		\$ 70,164,138	\$ 455.61	86%
	Estimating Design Contingency at 10%	\$ 7,016,414	\$ 45.56	8.58%
	Subtotal	\$ 77,180,552		
	General Contractors Mark Up (OH&P, Insurance, Bond, B&O Tax) at 6%	\$ 4,630,833	\$ 30.07	5.66%
ESTIMATE TOTAL FOR C-100 - CONSTRUCTION CONTRACTS		\$ 81,811,385	\$ 531.24	100%

Clarifications:

Estimate assumes a Construction of July 2027
Estimate assumes public bid, union wage rates
Estimate based on an 18-month construction schedule

Exclusions

Washington State Sales Tax, Change Order Allowances or Construction Contingency

Owner soft costs: Design fees, permits, FFE, etc.

Estimate does not includes deferred submittals

Alternate Project Delivery: GCCM, Design Build, Progressive Design Build, etc. A budget increase of 10-20% should be anticiapted if Design-Bid-Build is not utilized

CONSTRUCTION COST ESTIMATE DETAIL - BUILDING RENOVATION (UNIFORMAT II)

June 2025

Project: South Crime Lab
Washington State Patrol
Project No. 2023-530
Estimate Predesign

Item	Description	Quantity	Unit	Unit Cost	Total
A10	Foundations				
A1010	Standard Foundations				
	Foundation System Retrofit for Seismic Resistance	37,300	GSF	\$ 10.00	\$ 373,000
	Foundations - New Construction	4,000	GSF	\$ 15.00	\$ 60,000
	Subtotal A1010 Standard Foundations	154,000	GSF	\$ 2.81	\$ 433,000
A1030	Slabs on Grade				
	Slab on Grade - New Construction	4,000	GSF	\$ 16.00	\$ 64,000
	Slab on Grade - Patching at New				
	Footings/Plumbing, etc., 15% allowance of first floor (includes reinforcing, base course and vapor	5,595	GSF	\$ 20.00	\$ 111,900
	Subtotal A1030 Slabs on Grade	154,000	GSF	\$ 1.14	\$ 175,900
	Subtotal A10 Foundations	154,000	GSF	\$ 3.95	\$ 608,900
A20	Basement Construction				
	Assumes No Basement Construction Needed	Assumes None		\$	-
	Subtotal A20 Basement Construction	154,000	GSF	\$ -	\$ -
	Subtotal A20 Basement Construction	154,000	GSF	\$ -	\$ -
B10	Superstructure				
B10010	Superstructure				
	Structural Retrofit for Increased Site Resistance	150,000	GSF	\$ 25.00	\$ 3,750,000
	Framing for New Construction	4,000	GSF	\$ 50.00	\$ 200,000
	Misc. Additional Requirements (mechanical screens, etc.)	154,000	GSF	\$ 2.50	\$ 385,000
	Subtotal B1010 Superstructure	154,000	GSF	\$ 28.15	\$ 4,335,000
	Subtotal B10 Superstructure	154,000	GSF	\$ 28.15	\$ 4,335,000
B20	Exterior Enclosure				
B2011.12	Exterior Wall Construction & Parapets				
	Upgraded Exterior Wall Insulating Assembly (GWB - Finish one side, vapor barrier, metal studs, batt insulation, 2" rigid Insulation	23,000	SF	\$ 16.50	\$ 379,500

	Exterior Enclosure at New Construction Allowance	11,125	SF	\$	100.00	\$	1,112,500
	Bullet Resistance Premium - Assumed none:sumes None					\$	-
	Exterior Paints and Sealants						
	Cleaning, Sealing, and Joint Sealants at	23,000	SF	\$	6.00	\$	138,000
	Exterior Cladding						
	Building Graphics	1	LS	\$	25,000.00	\$	25,000
	Subtotal B2011.12 Exterior Wall Construction & Parapets	154,000	GSF	\$	10.75	\$	1,655,000
B2016	Exterior Soffits & Canopies						
	New Architectural Entry Canopies - Allowance	1,000	SF	\$	200.00	\$	200,000
	Subtotal B2016 Exterior Soffits & Canopies	154,000	GSF	\$	1.30	\$	200,000
B2020	Exterior Windows						
	Misc. Adjustment to Existing Exterior Storefront Systems (Assume most will remain largely as is)	25,000	SF	\$	10.00	\$	250,000
	Subtotal B2020 Exterior Windows	154,000	GSF	\$	1.62	\$	250,000
B2030	Exterior Doors						
	Glazed Doors and Entrances						
	Storefront Doors and Hardware (per leaf)	10	EA	\$	7,500.00	\$	75,000
	ADA Auto Operators, per Vestibule	3	EA	\$	10,000.00	\$	30,000
	Solid Exterior Doors						
	HM Door, HM Frame, and Hardware	5	EA	\$	4,000.00	\$	20,000
	Overhead Doors						
	Coiling door with motor operator	2	EA	\$	15,000.00	\$	30,000
	Subtotal B2030 Exterior Doors	154,000	GSF	\$	1.01	\$	155,000
	Subtotal B20 Superstructure	154,000	GSF	\$	14.68	\$	2,260,000
B30	Roofing						
B3010	Roof Coverings						
	Existing Roof Tear Off	37,900	GSF	\$	3.00	\$	113,700
	Roof Finishes and Insulation						
	Membrane roofing w/ rigid insulation	41,900	GSF	\$	30.00	\$	1,257,000
	Flashings and Sheet Metal						
	Copings and roof system flashing and rough carpentry	15%	ON	\$	1,370,700	\$	205,605
	Accessories - Allowance	41,900	GSF	\$	2.50	\$	104,750
	Subtotal B30100 Exterior Doors	154,000	GSF	\$	10.92	\$	1,681,055
	Subtotal B30 Roofing	154,000	GSF	\$	10.92	\$	1,681,055
C10	Interior Construction						
C1010	Partitions						
	GWB Partitions Allowance (1.5 SF of assembly per GSF over 134,000 GSF)	201,000	GSF	\$	18.00	\$	3,618,000
	GWB Partitions Core and Shell Area Allowance	20,000	GSF	\$	5.00	\$	100,000
	STC and fire ratings partitions premium	20%	ON	\$	3,618,000.00	\$	723,600
	Misc. Carpentry, Blocking, and Backing - Area Budget	154,000	GSF	\$	1.00	\$	154,000
	Interior Caulking& Joint Sealants - Area Budget	154,000	GSF	\$	0.50	\$	77,000
	Retractable Partitions						

	Folding Panel Partitions	900	SF	\$	90.00	\$	81,000
	Interior Balustrades						
	Glazed guardrails	40	LF	\$	350.00	\$	14,000
	Interior Windows and Storefronts - Allowance	154,000	GSF	\$	5.00	\$	770,000
	Subtotal C1010 Partitions	154,000	GSF	\$	35.96	\$	5,537,600
C1020	Interior Doors						
	Door Frames Allowance (450 GSF/door)	298	EA	\$	4,000.00	\$	1,191,111
	Doors, Frames & Hardware Core and Shell	30,000	GSF	\$	2.00	\$	60,000
	Premium for storefront, glazing, special hardware/functions	15%	ON	\$	1,191,111	\$	178,667
	Subtotal C1020 Interior Doors	154,000	GSF	\$	9.28	\$	1,429,778
C1030	Fittings						
	Visual Display Specialties						
	Marker Boards Allowance	105,000	GSF	\$	0.50	\$	52,500
	Toilet Partitions and Accessories						
	Multi-user restrooms	8	EA	\$	15,000.00	\$	120,000
	Toilet/showers	4	EA	\$	3,500.00	\$	14,000
	Lockers	See E1020					
	Code signage - Areas budget (includes core & shell)	154,000	GSF	\$	0.50	\$	77,000
	Wayfinding and room signage - Area budget	105,000	GSF	\$	1.00	\$	105,000
	General Fittings and Specialties						
	FEC's, corner guards, Knox boxes, etc. - Area budget	105,000	GSF	\$	1.00	\$	105,000
	Subtotal C1030 Fittings	154,000	GSF	\$	3.07	\$	473,500
	Subtotal C10 Interior Construction	154,000	GSF	\$	48.32	\$	7,440,878
C20	Stairs						
C2010	Stair Construction						
	Existing Stairs to Remain	Assumes None				\$	-
	Subtotal C2010 Stairs	154,000	GSF	\$	-	\$	-
	Subtotal C20 Stairs	154,000	GSF	\$	-	\$	-
C30	Interior Finishes						
C2310	Wall Finishes						
	Paint Walls, Doors, Frames and Misc,	105,000	GSF	\$	6.00	\$	630,000
	Wall Panels and Coverings	105,000	GSF	\$	5.00	\$	525,000
	Subtotal C3210 Interior Finishes	154,000	GSF	\$	7.50	\$	1,155,000
C2320	Floor Finishes						
	Finishes Area Allowances	105,000	GSF	\$	9.00	\$	945,000
	Core and Shell Area Allowances	30,000	GSF	\$	2.00	\$	60,000
	Subtotal C2320 Floor Finishes	154,000	GSF	\$	6.53	\$	1,005,000
C2330	Ceiling Finishes						
	Finished Area Allowances	105,000	GSF	\$	15.00	\$	1,575,000
	Core and Shell Area Allowances	30,000	GSF	\$	2.00	\$	60,000

Subtotal C2320 Floor Finishes		154,000	GSF	\$	10.62	\$	1,635,000
Subtotal C30 Interior Finishes		154,000	GSF	\$	24.64	\$	3,795,000
D10	Conveying Systems						
D1010	Elevators and Lifts						
	Elevator Modernizations (Four stops each)	3	EA	\$	300,000.00	\$	900,000
Subtotal D1010 Conveying Systems		154,000	GSF	\$	5.84	\$	900,000
Subtotal D10 Conveying Systems		154,000	GSF	\$	5.84	\$	900,000
D20	Plumbing Systems						
D2010	Plumbing System Complete Allowance	105,000	GSF	\$	65.00	\$	6,825,000
Subtotal D2010 Plumbing Systems		154,000	GSF	\$	44.32	\$	6,825,000
Subtotal D20 Conveying Systems		154,000	GSF	\$	44.32	\$	6,825,000
D30	HVAC Systems						
D3010	HVAC System Complete Finished Area Allowance	105,000	GSF	\$	110.00	\$	11,550,000
	HVAC Systems Core and Shell Area Allowance	30,000	GSF	\$	60.00	\$	1,800,000
Subtotal D3010 HVAC Systems		154,000	GSF	\$	86.69	\$	13,350,000
Subtotal D30 HVAC Systems		154,000	GSF	\$	86.69	\$	13,350,000
D40	Fire Protection Systems						
D4010	Fire Protection System Complete Finished Area Allowance	105,000	GSF	\$	9.00	\$	945,000
	Fire Protection Systems Core and Shell Area Allowance	30,000	GSF	\$	6.00	\$	180,000
Subtotal D4010 Fire Protection Systems		154,000	GSF	\$	7.31	\$	1,125,000
Subtotal D40 Fire Protection Systems		154,000	GSF	\$	7.31	\$	1,125,000
D50	Electrical						
D5010	Electrical Systems Complete Finished Area Allowance	105,000	GSF	\$	100.00	\$	10,500,000
	Electrical Systems Core and Shell Area Allowance	30,000	GSF	\$	60.00	\$	1,800,000
	Photovoltaic Array	350	KvW	\$	3,000.00	\$	1,050,000
Subtotal D5010 Electrical Systems		154,000	GSF	\$	86.69	\$	13,350,000
Subtotal D50 Electrical		154,000	GSF	\$	86.69	\$	13,350,000
E10	Equipment						
E1020	Institutional Equipment						
	High Density Mobile Storage Systems	735	LF	\$	600.00	\$	441,000
	Laboratory & Evidence Casework & Equipment - Full build area allowance	105,000	GSF	\$	35.00	\$	3,675,000
	Firing Range Equipment	1	LS		150000	\$	150,000
Subtotal E1020 Equipment		154,000	GSF	\$	27.70	\$	4,266,000

E1030	Vehicular Equipment							
	Vehicle Lift	1	EA	\$	25,000.00	\$		25,000
	Loading Dock Equipment (bumpers, dock leveler, etc.)	1	EA	\$	30,000.00	\$		30,000
Subtotal E1030 Vehicular Equipment		154,000	GSF	\$		0.36	\$	55,000
E1090	Other Equipment							
	Residential Equipment							
	Kitchen/Break Room Appliance Package	4	EA	\$	30,000.00	\$		120,000
	Miscellaneous To Be Determined - Allowance	105,000	GSF	\$		1.00	\$	105,000
Subtotal E1090 Other Equipment		154,000	GSF	\$		1.46	\$	225,000
Subtotal E10 Equipment		154,000	GSF	\$		29.52	\$	4,546,000
E20	Furnishings							
E2010	Fixed Furnishings							
	Fixed Casework							
	Architectural casework and countertops - Allowed	105,000	GSF	\$		5.00	\$	525,000
	Administrative Workstations	Owner Furnished Owner Installed						
	Blinds and Other Window Treatments							
	Roller shades, manual	105,000	GSF	\$		2.00	\$	210,000
Subtotal E2020 Fixed Furnishings		154,000	GSF	\$		4.77	\$	735,000
E2020	Movable Furnishings							
		Owner Furnished Owner Installed						
Subtotal E2020 Movable Furnishings		154,000	GSF	\$		-	\$	-
Subtotal E20 Furnishings		154,000	GSF	\$		4.77	\$	735,000
F10	Special Construction							
	Assumes Special Construction Needed					Assumes None	\$	-
Subtotal F20 Special Construction		154,000	GSF	\$		-	\$	-
Subtotal F10 Special Construction		154,000	GSF	\$		-	\$	-
F20	Selective Building Demolition							
F2010	Building Elements Demolition							
	Connections to new additions and misc.	1	LS	\$	250,000.00	\$		250,000
	Structural Demolitions							
	Access for seismic upgrades	150,000	GSF	\$		2.50	\$	375,000
	Interior demolitions							
	Full area excluding core and shell	105,000	GSF	\$		10.00	\$	1,050,000
	Mechanical, Electrical, and Plumbing (included in D20, D30, D40, and D50)						\$	-
	Miscellaneous Requirements							
	Supervision, hauling and dump fees	15%	ON	\$	1,675,000	\$		251,250
Subtotal F2010 Selective Building Demolition		154,000	GSF	\$		12.51	\$	1,926,250

F2020	Hazardous Components Abatement Removal of Hazardous Components				None Anticipated	\$	-
Subtotal F2020 Hazardous Components Abatement		154,000	GSF	\$	-	\$	-
Subtotal F20 Selective Building Demolition		154,000	GSF	\$	12.51	\$	1,926,250

CONSTRUCTION COST ESTIMATE DETAIL - SITEWORK (UNIFORMAT II)

June 2025

Project: South Crime Lab
Washington State Patrol
Project No. 2023-530
Estimate Predesign

Item	Description	Quantity	Unit	Unit Cost	Total
G00	General Sitework Requirements				
	Mobilization	1%	ON	\$ 2,055,500	\$ 20,555
	Temporary Construction Fencing	2,000	LF	\$ 10.00	\$ 20,000
	Subtotal G00 General Sitework Requirements	205,000	SGA	\$ 0.20	\$ 40,555
	Subtotal G00 General Sitework Requirements	205,000	SGA	\$ 0.20	\$ 40,555
G10	Site Preparation				
G1010.20	Site Clearing and Demolition				
	Demolition of paving & site improvements				
	Misc Allowance	205,000	SGA	\$ 0.50	\$ 102,500
	Subtotal G1010.20 Site Clearing and Demolition	205,000	SGA	\$ 0.50	\$ 102,500
G1030	Site Earthwork				
	Site grading & excavation & new additions + misc.	1	LS	100000	\$ 100,000
	Erosion Control and Dewatering				
	Site area budget (silt fence, silt sock, catch basin protection, etc.....)	205,000	SGA	\$ 0.20	\$ 41,000
	Site Shoring	Assumes None		\$	-
	Subtotal G1030 Site Earthwork	205,000	SGA	\$ 0.69	\$ 141,000
G1040	Hazardous Waste Remediation				
	Removal of Contaminated Soil	Assumes None		\$	-
	Subtotal G1040 Hazardous Waste Remediation	205,000	SGA	\$ -	\$ -
	Subtotal G10 Site Preparation	205,000	SGA	\$ 1.19	\$ 243,500
G20	Site Improvements				
G2010.20.3	Roadways, Parking Lots, and Pedestrian Paving				
	Existing parking lot improvement + patching@ new utilities allowance. Some new pedestrian paving/existing asphalt patching/stripping.	205,000	SGA	\$ 2.50	\$ 512,500
	Subtotal G2010.20.3- Roadways, Parking Lots, and Pedestrian Paving	205,000	SGA	\$ 2.50	\$ 512,500
G2040	Site Development				

Fences and Gates							
	Security metal fencing, New service area, CSRT yard	1,675	LF	\$	250.00	\$	418,750
	Security gate, vehicle - double swing	1	EA	\$	7,500.00	\$	7,500
	Security gate, pedestrian - single swing	3	EA	\$	3,500.00	\$	10,500
	Automated Vehicular Gate, Security (w/electronic access)	2	EA	\$	30,000.00	\$	60,000
Site Furnishings							
	Area budget (flagpole, seat walls, bike racks, bollards, benches, monument sign, etc.)	205,000	SGA	\$	0.30	\$	61,500
Misc. structures							
	Loading dock and ramp	1	LS	\$	50,000.00	\$	50,000
	Covered Service and Evidence Parking	1250	SF	\$	175.00	\$	218,750
Subtotal G2040 Site Development		205,000	SGA	\$	4.03	\$	827,000
G2050	Landscaping						
	Upgrade existing allowance	1	LS	\$	100,000.00	\$	100,000
Subtotal G2050 Landscaping		205,000	SGA	\$	0.49	\$	100,000
Subtotal G20 Site Improvements		205,000	SGA	\$	7.02	\$	1,439,500
G30	Site Civil/Mechanical Utilities						
G3010	Water Supply						
	New domestic water service & meter to separate fire services (approx. 225')	1	LS	\$	50,000.00	\$	50,000
	Extend existing water main to loop building and add fire service coverage (approx. 525')	1	LS	\$	150,000.00	\$	150,000
Subtotal G3010 Site Civil/Mechanical Utilities		205,000	SGA	\$	0.98	\$	200,000
G3020	Sanitary Sewer						
	Upgrade existing sanitary sewer service	1	LS	\$	50,000.00	\$	50,000
Subtotal G3020 Sanitary Sewer		205,000	SGA	\$	0.24	\$	50,000
G3030	Storm Sewer						
	Modification of existing drain lines, catch basins, etc..... Allowance	205,000	SGA	\$	0.50	\$	102,500
	Oil Water Separator	1	LS	\$	20,000.00	\$	20,000
Subtotal G3030 Storm Sewer		205,000	SGA	\$	0.60	\$	122,500
Subtotal G30 Site Civil/Mechanical Utilities		205,000	SGA	\$	1.82	\$	372,500
G40	Site Electrical Utilities						
G4010	Electrical Distribution						
	Electrical utility upgrade	1	LS	\$	250,000.00	\$	250,000
	Electrical vehicle fleet charging	1	LS	\$	300,000.00	\$	300,000
	Site Power	1	LS	\$	10,000.00	\$	10,000
Subtotal G4010 Site Electrical Utilities		205,000	SGA	\$	2.73	\$	560,000

G4020	Site Lighting Misc. Site Lighting Improvements	1	LS	\$	100,000.00	\$	100,000
Subtotal G3020 Sanitary Sewer		205,000	SGA	\$	0.49	\$	100,000
G4030	Site Communication & Security Tele/Data Utility Modifications	1	LS	\$	30,000.00	\$	30,000
Subtotal G3030 Storm Sewer		205,000	SGA	\$	0.15	\$	30,000
Subtotal G40 Site Electrical Utilities		205,000	SGA	\$	3.37	\$	690,000
G50	Other Site Construction						
	Assumed No Other Site Construction Needed	Assumes None				\$	-
Subtotal G50 Other Site Construction		205,000	SGA	\$	-	\$	-
Subtotal G50 Other Site Construction		205,000	SGA	\$	-	\$	-

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Patrol	
Project Name	South Crime Lab - Alternative 5 Purchase and Renovate/Expand	
OFM Project Number	To Be Determined	

Contact Information		
Name	Brian Bottoms, Facilities Section Manager	
Phone Number	(360) 704-5402	
Email	brian.bottoms@wsp.wa.gov	

Statistics			
Gross Square Feet	154,000	MACC per Gross Square Foot	\$531
Usable Square Feet	104,200	Escalated MACC per Gross Square Foot	\$580
Alt Gross Unit of Measure			
Space Efficiency	67.7%	A/E Fee Class	A
Construction Type	Laboratories (Research)	A/E Fee Percentage	10.01%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	10.20%	Location Used for Tax Rate	Federal Way
Contingency Rate	10%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Predesign Start	July-24	Predesign End	June-25
Design Start	January-26	Design End	March-27
Construction Start	July-27	Construction End	December-28
Construction Duration	18 Months		

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Project Cost Summary

Total Project	\$159,106,766	Total Project Escalated	\$170,063,877
		Rounded Escalated Total	\$170,064,000
Amount funded in Prior Biennia			\$8,600,000
Amount in current Biennium			\$36,117,000
Next Biennium			\$125,347,000
Out Years			\$0

Acquisition			
Acquisition Subtotal	\$32,100,000	Acquisition Subtotal Escalated	\$32,100,000

Consultant Services			
Predesign Services	\$367,500		
Design Phase Services	\$6,215,694		
Extra Services	\$3,478,216		
Other Services	\$3,671,308		
Design Services Contingency	\$1,373,272		
Consultant Services Subtotal	\$15,105,989	Consultant Services Subtotal Escalated	\$15,947,667

Construction			
Maximum Allowable Construction Cost (MACC)	\$81,811,385	Maximum Allowable Construction Cost (MACC) Escalated	\$89,264,351
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$8,181,138		\$8,934,622
Non-Taxable Items	\$0		\$0
Sales Tax	\$9,179,237	Sales Tax Escalated	\$10,016,295
Construction Subtotal	\$99,171,761	Construction Subtotal Escalated	\$108,215,268

Equipment			
Equipment	\$9,542,000		
Sales Tax	\$973,284		
Non-Taxable Items	\$0		
Equipment Subtotal	\$10,515,284	Equipment Subtotal Escalated	\$11,483,743

Artwork			
Artwork Subtotal	\$846,089	Artwork Subtotal Escalated	\$846,089

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$475,000		
Project Administration Subtotal	\$475,000	Project Administration Subtotal Escalated	\$518,748

Other Costs			
Other Costs Subtotal	\$892,644	Other Costs Subtotal Escalated	\$952,362

Project Cost Estimate			
Total Project	\$159,106,766	Total Project Escalated	\$170,063,877
		Rounded Escalated Total	\$170,064,000

Funding Summary

			Current Biennium			
			2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$32,100,000		\$32,100,000			\$0
Consultant Services						
Consultant Services Subtotal	\$15,947,667	\$8,013,926	\$3,262,000	\$4,671,741		\$0
Construction						
Construction Subtotal	\$108,215,268			\$108,215,268		\$0
Equipment						
Equipment Subtotal	\$11,483,743			\$11,483,743		\$0
Artwork						
Artwork Subtotal	\$846,089			\$846,089		\$0
Agency Project Administration						
Project Administration Subtotal	\$518,748	\$259,374	\$129,687	\$129,687		\$0
Other Costs						
Other Costs Subtotal	\$952,362	\$326,700	\$625,662			\$0
Project Cost Estimate						
Total Project	\$170,063,877	\$8,600,000	\$36,117,349	\$125,346,528		\$0
	\$170,064,000	\$8,600,000	\$36,117,000	\$125,347,000		\$0
Percentage requested as a new appropriation			21%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Acquistion, Remainder of Design

Insert Row Here

What has been completed or is underway with a previous appropriation?

Predesign, Site Seletection

Insert Row Here

What is planned with a future appropriation?

Construction, Equipment, Artwork

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$30,000,000				
Appraisal and Closing	\$600,000				
Right of Way					
Demolition					
Pre-Site Development					
Other					
Real Estate Fees	\$1,500,000				Commission assumed at 5%
Insert Row Here					
ACQUISITION TOTAL	\$32,100,000		NA	\$32,100,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$175,000			
Environmental Analysis	\$100,000			
Predesign Study	\$75,000			
Other				
LCCM Tool	\$15,000			
Document Reproduction and Reimbursables	\$2,500			
Insert Row Here				
Sub TOTAL	\$367,500	1.0184	\$374,262	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$6,215,694			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$6,215,694	1.0382	\$6,453,134	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$81,250			
Geotechnical Investigation	\$0			
Commissioning	\$192,500			
Site Survey	\$75,000			
Testing				
LEED Services	\$231,000			Includes Renewable Energy Systems
Voice/Data Consultant	\$192,500			
Value Engineering	\$154,000			
Constructability Review	\$154,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$0			
Other				
Acoustical	\$154,000			
Art Coordination	\$77,000			
Commissioning Participation	\$77,000			
Constructability Review Participation	\$57,750			
Cost Estimating - Independent	\$67,591			
DES Energy LCCA	\$77,000			
Document Reproduction and Reimbursables Prior to Bid	\$10,000			
Electronic/Audio Visual	\$192,500			
Elevator	\$115,500			
Entitlements, Environmental, Agency Permitting and Approval	\$38,500			
Envelope Consulting	\$0			
Escalation and Market Assessment	\$38,500			

FF&E Assistance/Coordination	\$115,500			
Graphics (Signage)	\$115,500			
Laboratory Consulting (Forensics)	\$770,000			
OFM LCAA Tool	\$77,000			
Project Cost Management (Risk Register, C-100)	\$77,000			
Renderings, Presentations, and Models	\$20,000			
Security	\$154,000			
Sustainability, Energy Modeling, Well Building and Resilience	\$86,625			
Transportation Consulting	\$0			
Value Engineering Participation	\$77,000			
Insert Row Here				
Sub TOTAL	\$3,478,216	1.0382	\$3,611,084	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$2,792,558			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
BIM Model Maintenance	\$45,000			\$2,500/month
Commissioning - Enhanced	\$231,000			
Document Reproduction and Reimbursables - Bidding/CA/Closeout	\$10,000			
Enhanced Construction Administration	\$438,750			\$24,375/month (.75 FTE)
Geotechnical Testing	\$0			
Testing - Construction	\$154,000			
Insert Row Here				
Sub TOTAL	\$3,671,308	1.0921	\$4,009,436	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$1,373,272			
Other				
Insert Row Here				
Sub TOTAL	\$1,373,272	1.0921	\$1,499,751	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$15,105,989		\$15,947,667	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$243,500			
G20 - Site Improvements	\$1,439,500			
G30 - Site Mechanical Utilities	\$372,500			
G40 - Site Electrical Utilities	\$690,000			
G60 - Other Site Construction	\$0			
Other				
G00 - General Sitework Requirements	\$40,555			
Estimating/Design Contingency	\$278,606			Assumed 10%
Overhead and Profit	\$183,880			
Insert Row Here				
Sub TOTAL	\$3,248,540	1.0669	\$3,465,868	
2) Related Project Costs				
Offsite Improvements	\$0			
City Utilities Relocation	\$0			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0669	\$0	
3) Facility Construction				
A10 - Foundations	\$608,900			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$4,335,000			
B20 - Exterior Closure	\$2,260,000			
B30 - Roofing	\$1,681,055			
C10 - Interior Construction	\$7,440,878			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$3,795,000			
D10 - Conveying	\$900,000			
D20 - Plumbing Systems	\$6,825,000			
D30 - HVAC Systems	\$13,350,000			
D40 - Fire Protection Systems	\$1,125,000			
D50 - Electrical Systems	\$13,350,000			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$1,926,250			
General Conditions	\$4,500,000			
Other Direct Cost				
E10 - Equipment	\$4,546,000			
E20 - Furnishings	\$735,000			
Estimating/Design Contingency	\$6,737,808			Assumed 10%

Overhead and Profit	\$4,446,953		Assumed 6%
Insert Row Here			
Sub TOTAL	\$78,562,845	1.0921	\$85,798,483

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$81,811,385	\$89,264,351
	\$531	\$580 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$8,181,138		
Other			
Insert Row Here			
Sub TOTAL	\$8,181,138	1.0921	\$8,934,622

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0921	\$0

9) Sales Tax

Sub TOTAL	\$9,179,237	\$10,016,295
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CONSTRUCTION CONTRACTS TOTAL	\$99,171,761	\$108,215,268
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$3,126,000			
E20 - Furnishings	\$3,126,000			
F10 - Special Construction				
Other				
IT infrastructure	\$57,400			164 people at \$350 ea.
Building Security and Access Systems	\$73,800			164 people at \$450 ea.
Forensic Equipment	\$3,126,000			\$30/ASF
Moving Costs	\$32,800			164 people at \$200 ea.
Insert Row Here				
Sub TOTAL	\$9,542,000	1.0921	\$10,420,819	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0921	\$0	
3) Sales Tax				
Sub TOTAL	\$973,284		\$1,062,924	
EQUIPMENT TOTAL	\$10,515,284		\$11,483,743	

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Cost Estimate Details

Artwork

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Artwork				
Project Artwork	\$846,089			0.5% of total project cost for new construction
Higher Ed Artwork	\$0			0.5% of total project cost for new and renewal construction
Other				
Insert Row Here				
ARTWORK TOTAL	\$846,089	NA	\$846,089	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Construction Observer - On Site	\$275,000				
Agency Capital Personnel	\$200,000				
Insert Row Here					
Subtotal of Other	\$475,000				
PROJECT MANAGEMENT TOTAL	\$475,000		1.0921	\$518,748	

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Cost Estimate Details

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs		1.0669	\$952,362	
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
Other				
Permits	\$892,644			1% of MACC
Jurisdictional Outreach and Land Use Permitting	\$0			
Utility Hook Up Fees	\$0			
Insert Row Here				
OTHER COSTS TOTAL	\$892,644	1.0669	\$952,362	

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C-100 (2026) Additional Notes

Tab A. Acquisition
<i>Insert Row Here</i>

Tab B. Consultant Services
Assumes LEED v5
<i>Insert Row Here</i>

Tab C. Construction Contracts
Assumes Net Zero Ready Energy requirements.
<i>Insert Row Here</i>

Tab D. Equipment
<i>Insert Row Here</i>

Tab E. Artwork
<i>Insert Row Here</i>

Tab F. Project Management
<i>Insert Row Here</i>

Tab G. Other Costs
<i>Insert Row Here</i>