

WASHINGTON STATE



CRIMINAL JUSTICE TRAINING COMMISSION



2026 SUPPLEMENTAL **CAPITAL BUDGET PROPOSAL**

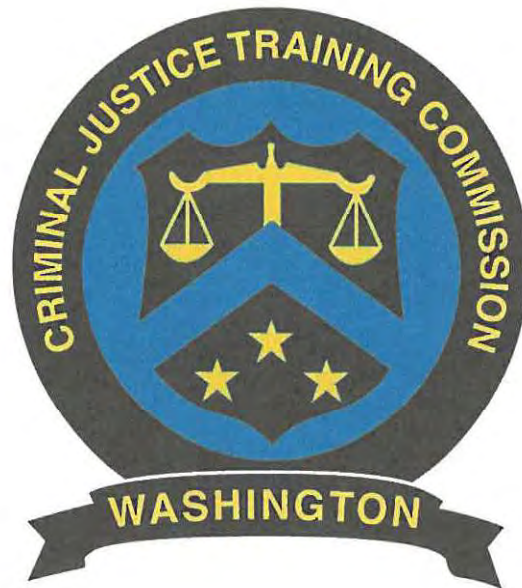


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Tab A

Ten-Year Capital Program Summary

FTE Summary



227 - Criminal Justice Training Commission Ten Year Capital Plan by Project Class

2025-27 Biennium

*

Version: 00 Enacted 2026 Supplemental

Report Number: CBS001

Date Run: 9/19/2025 8:53AM

Project Class: Preservation (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	40000045 Washington State Criminal Justice Training Commission ADA Upgrade									
	001-1 General Fund-State									
	057-1 State Bldg Constr-State	252,000				252,000				
	Project Total:	252,000				252,000				
3	40000046 WSCJTC Restroom and Locker Room Renovation and Repairs									
	057-1 State Bldg Constr-State	2,857,000				2,857,000				
Total: Preservation (State-Owne		3,109,000				3,109,000				

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
2	40000047 Burien Campus Indoor Shooting Range									
	057-1 State Bldg Constr-State	94,249,000				14,812,000	79,437,000			
4	40000048 Burien Campus Dormitory									
	057-1 State Bldg Constr-State	130,516,000				15,304,000	115,212,000			
Total: Program Improvement (St		224,765,000				30,116,000	194,649,000			

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
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227 - Criminal Justice Training Commission
Ten Year Capital Plan by Project Class
2025-27 Biennium

*

Version: 00 Enacted 2026 Supplemental

Report Number: CBS001
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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>
001-1 General Fund-State									
057-1 State Bldg Constr-State	227,874,000				33,225,000	194,649,000			
Total	227,874,000				33,225,000	194,649,000			

Ten Year Capital Plan by Project Class

*

Report Number: CBS001

Date Run: 9/19/2025 8:53AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	227	227
Version	00-A	00-A
Project Classification	*	All Project Classifications
Include Enacted	Yes	Yes
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

Tab B

Preservation Projects

ADA Upgrade

WSCJTC Restroom and Locker Room Renovations



227 - Criminal Justice Training Commission
Capital Project Request
2025-27 Biennium

Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/15/2025 1:30PM

Project Number: 40000045

Project Title: Washington State Criminal Justice Training Commission ADA Upgrade

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2026

Agency Priority: 1

Project Summary

The Washington State Criminal Justice Training Commission (WSCJTC) has two main administrative and training buildings that are in need of updates to meet ADA requirements. Specifically, the Cascade building which is the largest facility on campus is in dire need of a modernization effort to its one operating elevator. WSCJTC also requests a wheelchair lift be installed for the auditorium stage.

Project Description

1. Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.

The Washington State Criminal Justice Training Commission's (WSCJTC) aging facilities have not kept pace with OSHA, WISH L&I/DOSH, EPA, ADA, and other authorities having jurisdiction (AHJ) requirements. To address these challenges, the agency has adopted a pragmatic approach to remediate areas where health, safety, code compliance, and liability risks exist. The Commission's two primary administrative and training buildings require updates to meet ADA standards. Most critically, the Cascade Building, the largest facility on campus requires modernization of its sole operating elevator. In addition, WSCJTC requests the installation of a wheelchair lift to provide accessible access to the auditorium stage.

Approval of this request will enable the agency to meet ADA and state code requirements, reduce liability exposure, improve health and safety, and advance WSCJTC's commitment to diversity, equity, and inclusion (DEI) initiatives.

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

This project includes the modernization of the Cascade Building's aging and sole operating elevator, along with the installation of a wheelchair lift to provide stage access in the Cascade auditorium, which is currently inaccessible to individuals requiring mobility assistance. The project will be delivered in a single- phase encompassing both design and construction. Work is scheduled to begin July 1, 2026, with completion by June 30, 2027. A detailed proposal and cost estimate are attached, totaling **\$251,434** (inclusive of installation service fees and WSST).

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

This project will enable WSCJTC to upgrade and install ADA-compliant systems at the Burien main campus, specifically within the Cascade Building, the agency's most utilized administrative and training facility. Failure to act will increase the likelihood of costly future repairs or replacement of aging elevator systems, continued noncompliance with applicable codes elevated liability risks, and a campus environment that does not fully support the accessibility, wellbeing, and inclusion of all who use the facility.

4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

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Project Number: 40000045

Project Title: Washington State Criminal Justice Training Commission ADA Upgrade

Project Class: Preservation (State-Owned)

Description

General maintenance and scheduled servicing of the Cascade Building's elevator are ongoing, with repairs funded through the agency's standard operating budget. However, these costs accumulate significantly over multiple biennia, and sourcing parts for the aging system has become increasingly difficult. In addition, the facility's design limits accessibility and individuals requiring wheelchair access to the auditorium stage are unable to occupy that space and must instead be positioned in front of it, underscoring the need for modernization to address both functionality and inclusivity.

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

This budget request directly impacts WSCJTC staff, recruits, and visitors. The project will improve daily operations within the Cascade Building, ensure compliance with code requirements, expand accessibility for individuals with ADA needs, and foster a more inclusive environment for all who use the facility.

6. 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 utilize non-state funding.

7. 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 supports **Goal 4** of the agency's Strategic Plan: ensuring WSCJTC technology and facilities align with and advance the agency's mission. The mission of WSCJTC is to establish certification and training standards that are legally defensible and scientifically valid, ensuring Washington's criminal justice professionals are equipped with the knowledge and skills necessary to safely protect the communities they serve.

By addressing insufficient ADA systems in the Cascade Building, this project will enhance compliance with authority having jurisdiction (AHJ) requirements, reduce risk and liability, and foster an inclusive environment that supports both the mission and the values of the agency.

8. Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

No, this package does not include funding for any Information Technology related costs.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (HEAL Act and Puget Sound Recovery) in the 2023-25 Operating Budget

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Capital Project Request
2025-27 Biennium

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Project Number: 40000045

Project Title: Washington State Criminal Justice Training Commission ADA Upgrade

Project Class: Preservation (State-Owned)

Description

Instructions.

No, this project is not linked to the Puget Sound Action Agenda.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project will ensure compliance with both State and Federal goals by meeting ADA requirements and adhering to L&I/DOSH regulations.

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

This project will ensure compliance with all applicable State and Federal requirements, including ADA standards and authority having jurisdiction (AHJ) laws and regulations.

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

This project is essential to supporting the agency's mission and strategic goals while sustaining high-quality training for recruits. Ultimately, it contributes to the overarching objective of preserving the safety and security of communities across Washington State.

13. Is this project eligible for direct pay?

No

14. REAPPROPRIATION: If the project was originally funded prior to the 2021-23 Biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

Location

City: Burien

County: King

Legislative District: 033

Project Type

Minor Works Preservation List

OFM

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Report Number: CBS002

Date Run: 9/15/2025 1:30PM

Project Number: 40000045

Project Title: Washington State Criminal Justice Training Commission ADA Upgrade

Project Class: Preservation (State-Owned)

Description

Growth Management impacts

n/a

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-1	General Fund-State					
057-1	State Bldg Constr-State	252,000				252,000
	Total	252,000	0	0	0	252,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-1	General Fund-State				
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

No operating impacts are anticipated.

Capital Planner for Wa St Criminal Jstc Ctr

05-23-2024
By AMELLIA.PARROTT



MOVE
BEYOND

Capital Plan



Wa St Criminal Jstc Ctr

May 23, 2024

Purchaser: Washington State Criminal
Justice Center
Address: 19010 1st Ave S
19010 1st Ave S
Burien, WA 98148-2055

Location: Wa St Criminal Jstc Ctr
Address: 19010 1st Ave S
19010 1st Ave S
Burien, WA 98148-2055



The Dover DMC elevator(s) referenced in this capital plan have reached the end of their useful life. To maintain reliable performance, prompt regular service, and availability of genuine OEM parts, we recommend planning to upgrade this equipment within the next 3-5 years. To help you budget for your elevators' future, we've created a customized capital plan. This plan helps you address the components of the DMC system that are subject to end of product life concerns. The upgraded system will provide many years of worry-free operation.

By partnering with TK Elevator, you'll be backed by 150 years of experience and service. We're ready to ensure your elevators perform strongly in the years ahead.

Budget at a Glance

Elevator	Type	Work Type	Date of Work	Budget
Only		Modernization	2026	\$113,934
TOTAL				\$113,934

Summary by year

Year	Budget
2026	\$113,934

Summary by unit

Elevator	Budget
Only	\$113,934

Capital Plan



H-Power^{SL}

Issue:

The DMC hydraulic elevator system has reached the end of its useful life. This will lead to decreasing reliability and performance can deteriorate. Increased maintenance requirements, shutdowns, service calls and safety related concerns can be anticipated.

Solution:

With more than 30 performance-optimizing features in the H-Power modernization package, we'll replace your hydraulic elevator's most critical components.

1 TAC Series Controller: Our digital controller offers increased reliability, reduced wiring and optimized efficiency through its 32-bit microprocessor.

2 Power Unit: This key component reduces noise and vibration during operation allowing for a quiet and smooth ride. The compact design uses less materials to construct and takes up less space. Furthermore, precise operation of the unit increases leveling accuracy and improves passenger safety.

3 Universal Door Operator: Faulty doors are the elevator industry's most frequent service call. This new technology improves door reliability and provides quick and smooth door operation.

4 MOD Fusion Fixtures: Our stainless-steel fixture line includes car operating panels, hall fixtures and car riding lanterns that improve elevator appearance and functionality. Fixtures are also easy to install, do not damage the walls and are in full compliance with U.S. and Canadian fire service codes.

5 Wiring Package: Our cable and hoistway wiring system communicates with multiple devices through a single wire using advanced CAN-BUS technology. It helps provide safer and more efficient elevator operations and maintenance.

You'll feel and see the difference the first time you step into your elevator.

Benefits:

- Elevator system uses less energy
- Entire system doesn't need replacement



Price:

Cost Per elevator:	\$113,934
Target Date:	2026

Modernization Proposal



Wa St Criminal Jstc Ctr

May 23, 2024

Purchaser: Washington State Criminal
Justice Center

Address: 19010 1st Ave S
19010 1st Ave S
Burien, WA 98148-2055

Location: Wa St Criminal Jstc Ctr

Address: 19010 1st Ave S
19010 1st Ave S
Burien, WA 98148-2055

TK Elevator Corporation (hereinafter "TK Elevator") is dedicated to delivering Washington State Criminal Justice Center (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal (the "Proposal") in the amount of **\$98,130.95** plus any applicable sales or excise tax to modernize the elevator equipment described in the pages that follow at the above-referenced location.

Our modernization package is engineered specifically for your elevator system and will include the elevator mechanical and electrical components being replaced, refurbished or retained.

Benefits of Modernization include:

- Increased durability and reliability
- Improved fire and life safety features
- Decreased waiting times
- Reduced energy consumption
- Reduced operational cost
- Reduced troubleshooting time

This Proposal shall remain in effect for the next thirty (30) days unless it is revoked earlier by TK Elevator in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal - under certain circumstances including TK Elevator being subjected to increased charges by its suppliers for any of the applicable materials and/or components due to supply chain issues; the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities; TK Elevator being subjected to increased charges from its shippers and/or freight forwarders; any material called for in this Proposal being released into production more than 6 months following the written acceptance of this Proposal; or any work described in this Proposal is not completed by December 31, 2024.

In the event you have any questions regarding the content of this Proposal, please do not hesitate to contact me. We appreciate your consideration.

Sincerely,

Amellia Parrott
Sr Account Manager
amellia.parrott@tkelevator.com
+1 425 5539048

Modernization Proposal



SCOPE OF WORK

Grouping Name: 1,2

Equipment Type: Hydraulic	Speed: 100 fpm
2 Stops (2 Front / 0 Rear)	Capacity: 2100 lbs.

Units Included

Building Address	Nickname	TKE Serial #
WA State Commission	1	US117732

Description of Work

Controller

- Controller Machine Room Box
- Remote BCC and Separate Machine Room Wiring for 2019 Code
- BCC Panel for Two-way Communication
- Two-way Communication Machine Room Equipment (Primary Box)
- TAC 32 Controller (Includes Options listed below)
 - 24 VDC Signal Voltage
 - Auto Light and Fan Feature
 - Car Independent Service
 - Car Traveling Lantern Circuitry
 - Door Bypass Operation
 - Electronic Door Detector Interface
 - Hoistway Access and Enable
 - THY Board
- Seismic Features
- Solid State Starters (6 or 12 leads) 208 VAC
- Battery Lowering in Controller
- eMax Monitoring Device Provisions

Power Unit

- 5 gallon drum of Biodegradable oil (Citgo NZ)
- 55 gallon drum of Biodegradable oil (Citgo NZ)

Jack

- Pipe Stands

Car

- Retainer Plates for Seismic (T Rails) for TKE or Elscos guides only
- Guide shoe mounting plates (set of 4 - only with shoe purchase from TKE)
- Slide Guides for 8 - 15 lb rails (set of 4)
- Crosshead data tag (for existing car slings)
- 5 Pin Lock with electric contact for Car Top Exit

Modernization Proposal



- Two-way Communication Camera (dome), Ethernet Extender (kit), & Battery Backup
- Cab Wiring Material (200MK1)

Hoistway

- HN Boxes (per each 2 cars, grouped)
- Base Wiring Package for 2019 Code
- Selector and magnets (terminal limits included) Existing Steel Tape to be reused
- TAC 32 Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors, and serial wiring.

Pit

Cab

Door Equipment

- Micro Light 3D 2019 (Front)
- Front Door Operator (SSSS) Additional Lead Time
- LD-16 Plus Drive Only (FRONT)
 - includes Car Top Inspection station (w/ alarm signal)
- 3D Cabsafe Components Package (Front)

Car Fixtures

- Smart Rescue Phone 5 Standalone
- Main Car Station Includes Options Below
 - Swing Return (Mini-Swing (Column type) for New/Existing Dover/tkE Cabs)
- Vandal Resistant Floor Buttons
- Debranded Car Station (No Logo)
- Cast Braille Plates for Car Features
- Standard Key Switch Package
 - Fan
 - Light
 - Independent
 - Stop
 - Inspection/Hoistway Enable)
- Emergency Light mounted in COP
- 2004 and later Fire Service Phase II Features (includes instructions signage)
- Handicap Signal (Passing signal)
- Two-way Communication Position Indicator
- ADA Phone System integral with COP (Rath)
- Speaker Pattern for Intercom System/ADA Phone
- Locked Service Cabinet
- Certificate Window
- Default Engravings
- GFI Outlet
- #4 Stainless Steel Finish (441)
- Emergency Light Test Button
- Voice Annunciator (mounted in COP)

- Standard features only
- additional costs apply for custom features
- TAC Serial Boards (Main)
- Car Riding Lantern (Standard) #4 S/S (441)

Hall Fixtures

- Serial Boards for Hoistway Access
- Fire Service Phase I Key Switch
- Fire Service Phase I Engraved Instructions
- Hoistway Access Switch (in Hall Station)
- Terminal Hall Stations (Surface Mounted) with
 - Appendix O (Polycarbonate insert flame with engraved verbiage)
 - Fusion (#4 S/S (304))
- 2009 & 2010 Elevator Communications Failure add
- Serial Boards for Front Risers
- TAC Serial Boards, Base Charge
- Terminal Hall Stations (Flush Mounted) (#4 S/S (441))
- Intermediate Hall Stations (Flush Mounted) (#4 S/S (441))

The following items will be completed by third party labor or suppliers through the coordination of TK :

Other - Restroom

1. Key Tasks and Approximate Lead Times

Key Tasks to be performed to be performed by Purchaser prior to equipment fabrication:

- a. Execution of this Proposal
- b. Payment for pre-production and engineering
- c. Approval of layout (if applicable)
- d. Execution of TK Elevator's Material Release Form

Approximate Durations/Lead Times

Contract execution (can run concurrently with layout drawing package preparation and approval)	Varies
Survey and Order of Materials (additional time required for cab, signal, entrance preparation and approval, if applicable)	4 - 6 Weeks
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	11 Weeks
Modernization of elevator system (Per Unit): (Upon completion of all required preparatory work by others)	3 - 5 Weeks

The durations or lead times listed above are strictly approximations that can vary due to factors both within and outside of TK Elevator's control, are subject to change without notice to Purchaser and shall not be binding on TK Elevator.

Modernization Proposal



2. Payment Terms

50% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TK Elevator's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, and drilling mobilizations (if required). The material will not be ordered until this payment is received, and the parties have both executed this Proposal and the Material Release Form.

25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been received at the jobsite or TK Elevator staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

25% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TK Elevator fails to receive payment within thirty (30) days of the date of a corresponding invoice, TK Elevator reserves the right to demobilize until such a time that the payments have been brought up to date, and TK Elevator has the available manpower.

It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

The payment terms breakdown above shall be considered the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.

The use of online Portals for the submission of billing shall follow the terms of the Proposal and Customer agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TK Elevator and any additional cost for such use is to be reimbursed to TK Elevator via a reimbursable change order immediately upon acceptance.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TK Elevator has been paid 100% both of the price reflected in this Proposal and for any other work performed by TK Elevator or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

Proposal price:		\$98,130.95
Estimated tax:	10.2000	\$10,009.36
Estimated contract price:		\$108,140.31
Initial progress payment:	(50%)	\$54,070.16
Material furnished:	(25%)	\$27,035.08
Total of remaining progress payments:	(25%)	\$27,035.08

Modernization Proposal



- b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
- c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
- d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
- e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
- f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;
- g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
- h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
- i. the following emergency power provisions are not included: interface in controller, pre-testing and testing, emergency power keyswitches;
- j. emergency power operation is included as part of the design of the elevator control system and based on each car in the group only, to properly sequence, one at a time to the programmed landing, and park. The design requires that the generator, transfer switch, and related circuitry are sufficient to run this function or any other function for any building other system that is associated with this project. In the event that the generator, transfer switch, and related circuitry are not sufficient, TK Elevator will provide Purchaser with a written change order for Purchaser's execution.
- k. a dry set of contacts which close 20 seconds prior to the transfer from normal power to emergency power or from emergency power to normal power whether in test mode or normal operating conditions in the event that an emergency power supply will be provided for the elevator;
- l. confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive, additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

C. Miscellaneous:

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Hydraulic jack replacement:
 - a. the excavation of the elevator cylinder well hole in the event drilling is necessary through soil that is not free from rock, sand, water, building construction members and obstructions. Should obstructions be encountered, TK Elevator will proceed only after written authorization has been received from the Purchaser. The contract price shall be increased by the amount of additional labor at TK Elevator's standard labor rates as per the local office along with any additional expenses and materials required;
 - b. adequate ingress and egress, including ramping, for rail-mounted or truck-mounted drill rig;
 - c. Purchaser is responsible for pumping truck contractor to remove and dispose of spoils from the site. In the event that unforeseen and unfavorable below ground conditions are encountered, including but not limited to concrete around the cylinder, construction debris, adverse water and/or soil conditions, erosion, cavitations, oil contamination, or circumstances necessitating increased hole depth, etc., which require the employment of

Modernization Proposal



5. Work Not Included

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to coordinate its own completion of those items with TK Elevator. The following is a list of those items that are not included in this Proposal:

A. Hoistways and Equipment Rooms

1. Purchaser shall provide the following:

- a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/
- b. A dry legal machine/control room, with clear rollable access adequate for the elevator equipment, including floors, trap doors, properly sized legal machine room doors, gratings, machine room or roof access platforms, roof/loading protection, ladders, railings, foundations, all hoist beams, lighting, ventilation sized per the TK Elevator shop drawings and/or code requirements. Purchaser must maintain machine/control room (or machine/control space within the shaft for MRL equipment) temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
- c. Adequate bracing of entrance frames to prevent distortion during wall construction.
- d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
- e. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding TK Elevator sill supports, steel angles, sill recesses;
- f. The furnishing, installing and maintaining of the required fire rating of elevator hoistway walls, including the penetration of firewall by elevator fixture boxes;
- g. Ensuring that the elevator hoistways and pits are dewatered, cleaned and properly waterproofed;

B. Electrical and Life Safety:

1. Purchaser shall provide a dedicated, analog telephone or data line to the elevator telephone or communication device; one additional data line per group of elevators for diagnostic capability wired to designated controller; This Proposal includes the installation of an in-car emergency elevator communication system for the benefit of the deaf, hard of hearing and speech impaired (the "Multimedia Equipment") in accordance with the current applicable requirements of both the International Building Code and ASME A17.1. Purchaser shall provide one permanent 110V 20 amp circuit with all piping and wiring to controller for the emergency elevator communication system. This Proposal does not, however, include the monitoring of any communications to and from that Multimedia Equipment and Purchaser (and any end user of the units) expressly acknowledge that it is solely their responsibility to ensure that any and all such communications are appropriately monitored in accordance with all applicable rules, codes, statutes and/or laws as a condition precedent to turnover of the units including but not limited to a modem and internet connection and a minimum of four (4) hours of battery backup for all communications.
2. Purchaser shall provide the following:
 - a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;

Modernization Proposal



Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Mechanic (Standard) per hour	\$390.00
Mechanic (OT) per hour	\$645.00
Team (Standard) per hour	\$702.00
Team (OT) per hour	\$1,161.00

Rates are not inclusive of any per diem, mileage or other expenses which may be dependent on jobsite location.

3. Warranty

TK Elevator warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of TK Elevator's "Final Acceptance Form" on the express conditions that all payments made under this Proposal and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by TK Elevator. In the event that TK Elevator's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. TK Elevator makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that TK Elevator will provide free service for periodic examination, lubrication, or adjustment, nor will TK Elevator correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give TK Elevator prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of this Proposal and any mutually agreed to written change orders have been made in full, TK Elevator shall, at its own expense, correct any proven defect by repair or replacement. TK Elevator will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TK Elevator be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

4. Preventative Maintenance Program

This Proposal does not include any maintenance, service, repair or replacement of the equipment or any other work not expressly described herein. TK Elevator may submit a separate proposal to Purchaser covering the maintenance and repair of this equipment to be supplied to Purchaser at an additional cost. In the event the Purchaser and TK Elevator have a new or existing maintenance Agreement in effect at the time of the acceptance of this proposal and/or during the scope of this work, the terms of the Agreement shall remain in full force and effect throughout the performance of this scope of work and continue throughout the duration of the stated term in that Agreement.

Modernization Proposal



specialized contractors, TK Elevator shall immediately advise the Purchaser and costs will be extra to the contract;

d. in ground protection systems other than TK Elevator's standard HDPE or PVC protection system with bottomless corrugated steel casing;

e. any required trenching and backfilling for underground piping or casings, and conduit as well as any compaction, grouting, and waterproofing of block-out;

f. engineering, provision and installation of methane barriers or coordination/access;

g. access to 2" pressurized water supply within 100'-0" of the jack hole location;

h. a safe, accessible storage area for placement of D.O.T. 55 gallon containers for the purpose of spoils containment; obtaining of local environmental or disposal permits

i. any spoils or water testing;

6. Working Hours, Logistics and Mobilization

a. All work described in this Proposal shall be performed during TK Elevator's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by TK Elevator modernization mechanics at the TK Elevator branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both TK Elevator and Purchaser (hereinafter TK Elevator's regular working days and regular working hours shall be collectively defined as "normal working hours"). TK Elevator shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.

b. Purchaser shall provide on-site parking to all TK Elevator personnel at no additional cost to TK Elevator.

c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).

d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).

e. Purchaser will be required to sign off on the Material Release Form, which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TK Elevator is authorized to warehouse the equipment at the TK Elevator warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TK Elevator for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of \$100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.

f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TK Elevator warehouse. Any warranties provided by TK Elevator for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.

g. TK Elevator includes one mobilization to the jobsite. A mobilization fee of \$5,000.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TK Elevator's work has commenced.

h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.

Modernization Proposal



- i. Purchaser shall provide an on-site dumpster. TK Elevator will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.
- j. The hiring of a disposal company which MUST be discussed prior to any material being ordered or work being scheduled. TK Elevator will provide environmental services ONLY if this is specifically included under the "Scope of Work" section above. TK Elevator assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach and/or other conditions present on the work site.
- k. One or more of the units described in this Proposal will be out of service and unavailable to move passengers and/or property during entire duration of the performance of the work described in this Proposal until re-certified by the applicable authority(ies) having jurisdiction and in good standing with payment schedules.
- l. If site specific rules and regulations classify the elevator pit as confined space, elevator pits will need to reclassify a permit-required space to a non-permit required space prior to mobilization.

7. Temporary Use, Inspection and Turnover

- a. Unless required by specification, TK Elevator will not provide for "temporary use" of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser's execution of TK Elevator's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be \$200.00 per calendar day per hydraulic elevator and \$250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TK Elevator's standard local billing rates. In the event that an elevator must be provided for temporary use, TK Elevator will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TK Elevator with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is \$5,000.00 per elevator up to 10 floors. For projects above 10 stops, an additional cost of \$1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at TK Elevator's local service billing rates.
- b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of TK Elevator, TK Elevator will charge Purchaser for both the cost of each re-inspection which shall be \$1,500.00 and a remobilization fee which shall be \$5,000.00 via change order prior to scheduling a re-inspection.
- c. Upon notice from TK Elevator that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TK Elevator's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of TK Elevator's notice of completion to Purchaser unless both TK Elevator and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TK Elevator's "Final Acceptance Form" shall not be unreasonably delayed or withheld.
- d. Should the Purchaser or the local authority having jurisdiction require TK Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator's current billing rate as posted at its local office.

Modernization Proposal



- e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator's sole opinion, is neat and clean.
- f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.
- g. Purchaser agrees to accept TK Elevator's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

8. MAX

MAX is a cloud based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a "device"). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.

- a. Purchaser authorizes TK Elevator and its employees to access purchaser's premises to install, maintain and/or repair the devices and, upon termination of the service agreement, to remove the same from the premises if we elect to remove.
- b. TK Elevator is and shall remain the sole owner of the devices and the data communicated to us by the devices. The devices shall not become fixtures and are intended to reside where they are installed. TK Elevator may remove the devices and cease all data collection and analysis at any time.
- c. If the service agreement between TK Elevator and Purchaser is terminated for any reason, TK Elevator will automatically deactivate the data collection, terminate the device software and all raw data previously received from the device will be removed and/or expunged or destroyed.
- d. Purchaser consents to the installation of the devices in your elevators and to the collection, maintenance, use, expungement and destruction of the daily elevator data as set forth in this agreement.
- e. The devices installed by TK Elevator contain trade secrets belonging to us and are installed for the use and benefit of our personnel only.
- f. Purchaser agrees not to permit purchaser personnel or any third parties to use, access, tamper with, relocate, copy, disclose, alter, destroy, disassemble or reverse engineer the device while it is located on purchaser's premises.
- g. The installation of this equipment shall not confer any rights or operate as an assignment or license to you of any patents, copyrights or trade secrets with respect to the equipment and/or any software contained or imbedded therein or utilized in connection with the collection, monitoring and/or analysis of data.

9. Additional Terms and Conditions

- a. In no event shall TK Elevator be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
- b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TK Elevator reserves the right to modify this Proposal or rescind it altogether.
- c. TK Elevator is an equal opportunity employer.

Modernization Proposal



- d. TK Elevator's performance of the work described in this Proposal is contingent upon Purchaser furnishing TK Elevator with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
- e. All taxes, tariffs, duties, permit and/or license fees imposed upon TK Elevator as of the date of the execution of this Proposal are included in the price of the Proposal. After the date of acceptance of this Proposal and in addition to the Proposal price, Purchaser is also responsible to pay TK Elevator for any new (or any increase in): (1) applicable taxes, tariffs, duties, permit and/or license fees; (2) charges from its suppliers for any of the applicable materials and/or components: (A) due to supply chain issues, the imposition of new or increased taxes, tariffs, or other charges by applicable governmental authorities; (B) if the release of materials called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (C) if the completion of work called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (3) charges from TK Elevator's shippers and/or freight forwarders.
- f. Purchaser agrees to provide TK Elevator's personnel with a safe place in which to work and TK Elevator reserves the right to discontinue work at the jobsite whenever, in TK Elevator's sole opinion, this provision is being violated.
- g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TK Elevator's standard practices and policies may require additional costs.
- h. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by TK Elevator in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.
- i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TK Elevator and Purchaser in writing before becoming effective.
- j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TK Elevator's work place and prior to and during TK Elevator's manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TK Elevator's employees or those of TK Elevator's subcontractors are exposed to an asbestos hazard, PCP's, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TK Elevator harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP's lead or other hazardous substances are the responsibility of the Purchaser.
- k. TK Elevator retains title to and a security interest in all equipment it supplies – which TK Elevator and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TK Elevator may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TK Elevator's request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TK Elevator to file in public offices in order to perfect TK Elevator's security interest in such equipment.

Modernization Proposal



- l. TK Elevator reserves the right to assign payments owed to TK Elevator under this Proposal.
- m. TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.
- n. The rights of TK Elevator under this Proposal shall be cumulative and the failure on the part of the TK Elevator to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TK Elevator in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.
- o. In the event TK Elevator engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.
- p. TK Elevator can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.
- q. Should loss of or damage to TK Elevator's material, tools or work occur at the project site, Purchaser shall compensate TK Elevator for such loss, unless such loss or damage results from TK Elevator's own acts or omissions.
- r. Purchaser, in consideration of TK Elevator performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator Corporation, TK Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TK Elevator party" and collectively the "TK Elevator parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use, misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a TK Elevator party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TK Elevator party. Purchaser recognizes that its obligation to defend the TK Elevator parties under this clause, which is separate and apart from its duty to indemnify the TK Elevator parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.
- s. Purchaser further expressly agrees to name TK Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.
- t. TK Elevator's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided at that time.
- u. Unless so mutually agreed upon in a separate signed agreement, TK Elevator shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this Agreement.

Modernization Proposal



v. The Purchaser must inform TK Elevator if Purchaser is, or becomes, an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties maintained by (i) the United States of America; (ii) the United Nations; (iii) the European Union or any EU member state; (iv) the UK; or (v) any other national authority binding the parties of this contract.

In case the Purchaser, or any other beneficiary of this transaction, e.g. the end-user, is or becomes an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties, TK Elevator reserves the right to cancel this Proposal immediately.

If the goods subject to this Proposal would be exported, re-exported, resold, used, transferred or otherwise disposed of in violation of any sanctions applicable to TK Elevator, TK Elevator also reserves the right to cancel this Proposal immediately. In this respect, the Purchaser shall be obliged to disclose the final delivery address, end-user and end-use of the goods upon request - insofar as legally permissible - and to notify TK Elevator of all circumstances that indicate an aforementioned infringement.

"Sanctions" means here any economic, trade or financial sanctions, laws, regulations, embargoes or restrictive measures imposed, enacted, administered or enforced by any Sanctions Authority. "Sanctions Authority" means (i) the US; (ii) the UN Security Council; (iii) the EU and any EU member state; (iv) the UK; or (v) any governmental institutions of any of the foregoing which administer Sanctions, including HM Treasury, OFAC, the US State Department and the US Department of the Treasury.

Modernization Proposal



Acceptance

Purchaser's acceptance of this Proposal and its approval by an authorized manager of TK Elevator will constitute exclusively and entirely the agreement between the parties for the goods and services herein described and full payment of the sum of Ninety Eight Thousand One Hundred Thirty Dollars and Ninety Five Cents (\$98,130.95) plus any applicable sales tax.

All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized TK Elevator manager.

Washington State Criminal Justice Center (Purchaser):	TK Elevator Corporation Management Approval
By: _____	By: _____
(Signature of Authorized Individual)	(Signature of Branch Representative)
Jaime Gomez-Beltran	Mclain Bowman
_____	Senior Sales Manager
(Print or Type Name)	

(Print or Type Title)	

(Date of Acceptance)	(Date of Execution)

From: [Gomez-Beltran, Jaime \(CJTC\)](#)
To: [Dana, Todd \(CJTC\)](#)
Subject: FW: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: ELEVATOR SERVICES
Date: Wednesday, June 12, 2024 12:32:20 PM
Attachments: [image002.png](#)

Todd,

Please see below for additional information on the wheelchair lift for the auditorium.

Jaime

From: Bortolazzo, Travis <travis.bortolazzo@tkelevator.com>
Sent: Wednesday, June 12, 2024 11:57 AM
To: Jaime Gomez-Beltran <jaime.gomez.beltran@cjtc.wa.gov>; Parrott, Amellia <amellia.parrott@tkelevator.com>; Wollum, Lars <lars.wollum@tkelevator.com>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Re: ELEVATOR SERVICES

You don't often get email from travis.bortolazzo@tkelevator.com. [Learn why this is important](#)

! ATTACHMENT FROM EXTERNAL SENDER - Prior to opening any attachment, please ensure you recognize the sender's email address and ensure the content is safe **!**

No worries! A ROM to have TKE do a wheelchair lift would be \$137,500. We admittedly do not specialize in wheelchair lifts, and are quite a bit more expensive than someone who does. If this falls outside of your budget I would recommend reaching out to:

Mobility Concepts Inc

Elevator service in Fife, Washington

Service options: Online estimates · Onsite services

Address: 1017 54th Ave E, Fife, WA 98424

Hours:

Open · Closes 5 PM

Phone: [\(888\) 227-6375](tel:(888)227-6375)

Regards,

Travis Bortolazzo
Senior Sales Representative – New Installation
Seattle Branch

227 - Criminal Justice Training Commission
Capital Project Request
2025-27 Biennium

Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/17/2025 6:28PM

Project Number: 40000046

Project Title: WSCJTC Restroom and Locker Room Renovation and Repairs

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 3

Project Summary

The WSCJTC campus consists of eight buildings with accompanying restrooms and locker room facilities that are aging and in need of repairs and renovations.

Project Description

1. Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.

The WSCJTC campus consists of eight buildings with accompanying restrooms and locker room facilities that are aging and in need of repairs and renovations. The plumbing systems and overall condition of these facilities are more than 40 years old. In the past five years, several significant mechanical, electrical, and plumbing emergencies have required costly repairs and replacements, consuming a substantial portion of the Facilities Unit's operating budget to maintain basic functionality of commercial-grade restrooms and locker rooms.

To ensure sustainable operations, the next critical step is a full renovation of all existing restrooms and locker rooms. This project will support a high-demand campus that serves more than 140 FTE staff, 50 contractors, and 21 BLEA/COA classes annually, with up to 36 students per class. Additionally, the facilities must meet the needs of visitors who attend training sessions and graduation events, making this renovation essential to the continued success and functionality of the WSCJTC campus.

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

This project will address critical health and safety concerns within WSCJTC's existing restrooms and locker room facilities. Renovations will include repairing and replacing aging plumbing systems that currently pose risks of noxious gas leaks, upgrading outdated electrical outlets that do not meet current code requirements, and updating all urinals, toilets, shower heads, stalls, and fixtures. In addition, each restroom and locker room will be retrofitted with modern finishes and facades that meet industry standards and support the operational and mission requirements of a high-demand training campus.

The project will be completed in two phases—design and construction, with work scheduled to begin July 1, 2026, and conclude by June 30, 2028. A detailed cost estimate, benchmarking data, and reference list are included in the attached C-100, with the total project cost estimated at \$2,857,000 (including WSST).

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

This project will directly address health and safety concerns, improve the morale of students and staff, strengthen community relations, and modernize the facades, mechanical, electrical, and plumbing systems of the aging and deteriorating infrastructure at the Burien main campus. Failure to act will result in escalating repair costs, accelerated facility deterioration, and the continuation of unsafe and unhealthy training and operating conditions.

227 - Criminal Justice Training Commission
Capital Project Request
2025-27 Biennium

Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/17/2025 6:28PM

Project Number: 40000046

Project Title: WSCJTC Restroom and Locker Room Renovation and Repairs

Description

4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

The only current alternative has been to rely on the agency's small facilities staff for repairs and to contract for costly emergency services as issues arise, drawing heavily on an already limited operating budget. On average, the facilities department responds 2–3 times per week to restroom and locker room deficiencies, most often related to plumbing failures caused by the aging infrastructure and the high demand placed on these facilities. This approach is costly, inefficient, and unsustainable, while also creating safety concerns. Furthermore, frequent emergent repairs divert staff from executing planned preventative maintenance programs, further straining resources and compounding long-term facility risks within the constraints of the agency's limited annual operating budget.

A comprehensive renovation of all restroom and locker room facilities is the only practical and cost-effective solution to address these issues, ensure safety, and sustain operations for the high-volume use of the Burien campus.

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

Addressing this issue will have a direct and positive impact on WSCJTC occupants, visitors, and the surrounding community. It will also provide much-needed relief to the individuals who regularly utilize our campus throughout the fiscal year, enhancing both safety and operational efficiency.

6. 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 utilize non-state funding.

7. 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 aligns with the agency's safety plan and strategic plan by supporting seamless training and operations across a 36-acre campus, which experiences a high volume of daily activity and serves the law enforcement training and recertification needs of the entire state of Washington. Ensuring the safety of students, staff, and visitors is a critical priority in daily operations. Additionally, other state agencies will benefit, and the surrounding community gains value when the facility is used for public events such as recycling programs, gun buyback initiatives coordinated with local law enforcement, community holiday events, job fairs, training sessions, and more.

8. Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

No, this decision package does not include funding for any Information Technology related costs.

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Capital Project Request
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Project Title: WSCJTC Restroom and Locker Room Renovation and Repairs

Description

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (HEAL Act and Puget Sound Recovery) in the 2023-25 Operating Budget Instructions.

No, this project is not linked to the Puget Sound Action Agenda.

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

This project would fully comply with current LEED standards and state directives for energy-efficient programs, demonstrating the agency's commitment to sustainability while supporting operational and community needs

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

This proposal positively impacts all communities by ensuring safe conditions for staff, students, and guests who use the campus for training and meetings, while also protecting and preserving state assets.

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

This project is essential to improving safety, optimizing the overall use of the campus, and enhancing the well-being of all who utilize our facilities.

13. Is this project eligible for direct pay?

No

14. REAPPROPRIATION: If the project was originally funded prior to the 2021-23 Biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

Location

City: Burien

County: King

Legislative District: 033

Project Type

Capital Project Request

2025-27 Biennium

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Project Number: 40000046

Project Title: WSCJTC Restroom and Locker Room Renovation and Repairs

Description

Major Projects-Rehab/Restoration.

Growth Management impacts

N/A

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	2,857,000				2,857,000
	Total	2,857,000	0	0	0	2,857,000
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					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

No anticipated operating impacts.

CJTC Burien Campus - Capital Improvement

Restroom Inventory and Renovation Cost Analysis Based on Benchmark Estimating

Area	Gender	Unit Count				Sq. Ft.	Renovation Cost			
		Urinal	Toilets	Sinks	Shower		Cost PSF	Total	GC 20%	Total Amount
Range	Men	1	1	1	0	65	\$ 250	\$ 16,250	\$ 3,250	\$ 19,500
	Women	0	1	1	0	80	\$ 250	\$ 20,000	\$ 4,000	\$ 24,000
	Unisex	0	1	1	0	52	\$ 250	\$ 13,000	\$ 2,600	\$ 15,600
CIT	Men	2	1	2	0	131	\$ 250	\$ 32,750	\$ 6,550	\$ 39,300
	Women	0	2	2	0	121	\$ 250	\$ 30,250	\$ 6,050	\$ 36,300
Showers/Locker Rooms	Men	5	3	6	1	1844	\$ 275	\$ 507,100	\$ 101,420	\$ 608,520
	Women	0	4	3	1	828	\$ 275	\$ 227,700	\$ 45,540	\$ 273,240
Mock City	Unisex	0	1	1	0	55	\$ 250	\$ 13,750	\$ 2,750	\$ 16,500
Dorm 2	Men*	0	16	24	16	1480	\$ 250	\$ 370,000	\$ 74,000	\$ 444,000
	Unisex	0	1	1	0	44	\$ 250	\$ 11,000	\$ 2,200	\$ 13,200
Cascade - Commission	Men	4	2	5	0	318	\$ 250	\$ 79,500	\$ 15,900	\$ 95,400
	Women	0	7	7	0	303	\$ 250	\$ 75,750	\$ 15,150	\$ 90,900
Cascade - Café	Men	5	3	5	0	538	\$ 250	\$ 134,500	\$ 26,900	\$ 161,400
	Women	0	7	6	0	271	\$ 250	\$ 67,750	\$ 13,550	\$ 81,300
Cascade - Hallway Lockers	Men	4	3	6	0	635	\$ 250	\$ 158,750	\$ 31,750	\$ 190,500
	Women	0	6	6	0	475	\$ 250	\$ 118,750	\$ 23,750	\$ 142,500
Cascade - King Co.	Men	4	3	5	1	353	\$ 250	\$ 88,250	\$ 17,650	\$ 105,900
	Women	0	5	5	1	300	\$ 250	\$ 75,000	\$ 15,000	\$ 90,000
Olympic - BTD	Men	6	2	4	0	353	\$ 250	\$ 88,250	\$ 17,650	\$ 105,900
	Women	0	5	3	0	371	\$ 250	\$ 92,750	\$ 18,550	\$ 111,300
Olympic - Exec Row	Men	6	2	4	0	352	\$ 250	\$ 88,000	\$ 17,600	\$ 105,600
	Women	0	5	3	0	371	\$ 250	\$ 92,750	\$ 18,550	\$ 111,300
TOTAL		37	81	101	20	9340		\$ 2,401,800	\$ 480,360	\$ 2,882,160

Total Restroom Count	Men	9
	Women	9
	Unisex	3

*A total of 8 bathrooms in this area

Benchmark Estimating Sources
Bathroom Renovation Average Cost Per Square Foot (PSF)

\$200 PSF according to Method:	https://www.method.me/blog/commercial-renovation-cost-calculator/
\$200 to 300 PSF according to One Point Partitions:	https://onepointpartitions.com/blog/2022/01/28/complete-commercial-bathroom-remodel-steps-and-ultimate-guide/#:~:text=Commercial%20Bathroom%20Remodel%20Cost%20and%20Budgeting&text=The%20cost%20will%20depend%20on,%2C%20labor%2C%20and%20material%20costs.
\$120 to \$275 PSF according to HCC:	https://www.homecarecontractors.com/blog/what-is-the-average-cost-to-remodel-a-bathroom-in-seattle/
\$120 to \$275 PSF according to Home Guide:	https://homeguide.com/costs/bathroom-remodel-cost
Starting at \$275 PSF according to Fixr:	https://www.fixr.com/costs/bathroom-remodeling
\$120 to \$275 PSF according to TOGAL.AI:	https://www.togal.ai/blog/average-renovation-costs-per-square-foot

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Criminal Justice Training Commission (WSCJTC)
Project Name	Burien Campus Bathroom and Locker Room Renovation
OFM Project Number	

Contact Information

Name	Todd Dana
Phone Number	206-835-7317 / 206-786-8954
Email	todd.dana@cjtc.wa.gov

Statistics

Gross Square Feet	9,340	MACC per Gross Square Foot	\$197
Usable Square Feet	9,340	Escalated MACC per Gross Square Foot	\$208
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	13.11%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	
Inflation Rate	3.16%	Higher Ed Institution	
Sales Tax Rate %	10.20%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-26	Design End	September-26
Construction Start	September-26	Construction End	June-28
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$2,713,225	Total Project Escalated	\$2,856,524
		Rounded Escalated Total	\$2,857,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,857,000
Next Biennium			\$0
Out Years			\$0

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$404,749		\$404,749		\$0
Construction					
Construction Subtotal	\$2,247,215		\$2,247,215		\$0
Equipment					
Equipment Subtotal	\$58,544		\$58,544		\$0
Artwork					
Artwork Subtotal	\$14,212		\$14,212		\$0
Agency Project Administration					
Project Administration Subtotal	\$95,625		\$95,625		\$0
Other Costs					
Other Costs Subtotal	\$36,180		\$36,180		\$0
Project Cost Estimate					
Total Project	\$2,856,524	\$0	\$2,856,525	\$0	-\$1
	\$2,857,000	\$0	\$2,857,000	\$0	\$0
Percentage requested as a new appropriation			100%		

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

Note 1 - there is no planned out years for this project, it is to be completed in BE 25-27; the fixed formula is not augmentable between the project cost (escalation)

Insert Row Here

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

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Tab C

Programmatic Projects

Burien Campus Indoor Shooting Range

Burien Campus Dormitory



Capital Project Request

2025-27 Biennium

Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/18/2025 4:33PM

Project Number: 40000047

Project Title: Burien Campus Indoor Shooting Range

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 2

Project Summary

WSCJTC is requesting funding to construct a new indoor shooting range complex at its Burien, WA location to address significant health, safety, and security concerns for Basic Law Enforcement Academy (BLEA) and Corrections Officer Academy (COA) students. Currently, the indoor firing range complex is too small in its capacity to serve the training needs of WSCJTC students and instructors. The building experiences chronic structural, mechanical, electrical, and plumbing maintenance issues that require significant repair and create disruptions to training and operations. This proposal would fund a predesign, design, and construction project for a new indoor shooting range complex on the WSCJTC Burien, WA campus. This project could start in 2026 and be completed by 2030, estimating two biennia.

Project Description

1. Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.

The Washington State Criminal Justice Training Commission (WSCJTC), currently located in Burien, which was established in 1974 with the legislative mandate to set standards and provide essential training for law enforcement officers in Washington State, is at a critical juncture. The Commission is facing a pressing need for new and/or renovated, purpose-built facilities capable of meeting the demands of modern criminal justice training methodologies while accommodating the growing number of agencies seeking their expertise. Local and county law enforcement agencies are working diligently to meet the evolving needs and expectations of the communities they serve. The WSCJTC needs a facility that acknowledges current legislative mandates and can expand to encompass future demands. The existing Burien campus is outdated, inadequate and a health risk for the training required for Washington State's Basic Law Enforcement and Corrections Officers Academy. The existing campus fails to meet legislators' requirements for recruiting, advanced training, and equipping criminal justice recruits to protect the public effectively. In April of 2022, WSCJTC concluded a Capital and Functional Needs Study in conjunction with the State of Washington Department of Enterprise Services documenting that law enforcement expectations and requirements have evolved over the years. The study concluded that the existing Burien Campus and buildings were inefficient for the requirements the State of Washington has placed on the agency. In June of 2024, WSCJTC concluded Predesign Project 23-500 with consultation from DLR Group and DES where the agency studied four distinct alternatives including site acquisition, design, and construction project with alternative four (addressed as alternative three in Predesign Report 23-500) being the preferred alternative (1- no action; 2- existing Burien Campus; 3- Woodbridge Corporate Park; 4- Auburn Site). The determination from Office of Financial Management (OFM) and Office of Program Research (OPR) after reviewing the Predesign 23-500 was to have WSCJTC explore renovation and construction efforts on its current main campus in Burien, WA.

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

WSCJTC is requesting funding to construct a new indoor shooting range complex at its Burien, WA location to address significant health, safety, and security concerns for Basic Law Enforcement Academy (BLEA) and Corrections Officer Academy (COA) students. Currently, the indoor firing range complex is too small in its capacity to serve the training needs of WSCJTC students and instructors. The building experiences chronic structural, mechanical, electrical, and plumbing maintenance issues that require significant repair and create disruptions to training and operations. This proposal would fund a predesign, design, and construction project for a new indoor shooting range complex on the WSCJTC Burien, WA campus. This project could start in 2026 and be completed by 2030, estimating two biennia. This project **could be** phased, and the proposal includes predesign, design and construction in this request. At the request of OFM and OPR, WSCJTC completed an initial cost estimate via Form

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Project Title: Burien Campus Indoor Shooting Range

Description

C-100 which valued the project at \$104,468,000. During the last legislative session in 2025, Section 2004 of HB 2391.1 appropriated additional funding to conduct a cost estimate review of the initial cost estimate completed in 2025. That cost estimate review was conducted prior to this Supplemental Request submission through Starling Whitehead & Lux Architects in consultation with Sound Northwest Precon Services, and the current valuation of this request is estimated at \$94,749,000. **The WSCJTC is requesting \$94,749,000 for this project based on most current cost estimating efforts.** Form C-100s (DLR Group (initial cost estimate) and Starling Whitehead & Lux (most recent cost estimate) are attached for reference and a more detailed summary of costs. The justification for the reduction of \$9,719,000 in cost estimates from the initial to current is based on: extended estimation period resulting in construction estimates of probable cost reductions; increased confidence in the ability to locate the construction at the northeast corner of the Burien campus site; actual estimates for mechanical equipment and systems improved the accuracy of assumptions and allowed for a more comprehensive and precise cost assessment; and more time to assess previously considered risks where contingency had to be used based on a lack of time for further study.

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

This request addresses critical issues including life safety concerns, insufficient security measures, inadequate facilities, limited throughput to meet demand, and the absence of realistic training environments. Funding for a new purpose-built indoor shooting range complex on the Burien, WA campus would directly resolve these challenges while supporting long-term growth, strengthening recruiting and retention, and enhancing law enforcement partnerships statewide. The existing indoor range is undersized, outdated, and requires continual capital and operating investments to remain functional, costing WSCJTC an additional \$206,517 annually for safety equipment and maintenance. Even with \$2.9M in recently approved capital improvements, the current facility will not meet required training capacity or quality standards due to its age, design, and structural limitation. The Burien campus was originally intended as a temporary solution. A new, modern indoor shooting range is needed to provide realistic, safe, and efficient training environments, reinforce the State's commitment to officer preparedness, and create a sense of pride that attracts new recruits to the profession. Without action, WSCJTC will be unable to meet legislative mandates, agency goals, or community expectations for well-trained officers capable of de-escalation and effective public safety.

4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

WSCJTC commissioned a needs study delivered by Starling Whitehead & Lux in April 2022, followed by a predesign study meeting OFM requirements, conducted in partnership with DLR Group. Both independent reports confirmed the urgent need for updated facilities to meet WSCJTC's operational and training demands. As part of Predesign Project 23-500, DLR Group evaluated three options: the existing Burien campus, the Woodbridge site, and the Auburn property. Their analysis included a comprehensive master plan for redeveloping the occupied Burien site and provided detailed cost estimates. Feedback from OFM and OPR concluded that the total campus redesign alternatives were cost prohibitive. In response, WSCJTC has narrowed its focus to the most critical health, safety, and security priorities: construction of a new dormitory and a new indoor shooting range on the Burien campus. These targeted projects directly address the agency's highest operational risks while remaining financially responsible.

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

The WSCJTC staff, recruits, partners, visitors, and communities in the state of Washington are impacted by this budget request. This project would be conducted on the WSCJTC Burien, WA campus. The indoor shooting range complex would finally meet law enforcement firing range dynamic training environmental standards through enhancing a building footprint

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Project Number: 40000047

Project Title: Burien Campus Indoor Shooting Range

Description

capable of supporting 30 lanes for instruction and certification requirements. This new construction would be indicative of a modern and specialized indoor firing range that meets training needs of law enforcement officers, incorporates specific code requirements, and meets stringent industry standards related to the health and safety of building occupants. Total square footage for the indoor shooting range complex would be approximately 52,000 gross square feet.

6. 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 utilize non-state funding.

7. 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.

Per RCW 43.101.020, Washington State is one of only a few states that not only establishes training standards but also provides basic training for peace officers and corrections officers. This unique model ensures that every local officer has consistent and high-quality training guided by twenty-one governor appointed commissioners and our state legislature. The following are some goals and objectives for WSCJTC: Provide a facility that meets all legislative mandates; Provide a facility to maximize efficiency and effectiveness of basic law enforcement training and also meet the demand for advanced law enforcement training; Create a centralized location for law enforcement training that has consistent opportunities and outcomes in parallel with the regional training centers; Create a facility that responds to the mandates, best practices, and expectations of the communities being served. By addressing the urgent need for a new indoor shooting range, WSCJTC can reaffirm its commitment to public safety, community engagement, and justice. It is time to take decisive action. For decades, WSCJTC has ensured that every peace and corrections officer in the state receives high-quality training to serve their communities. This is not just about updating buildings; it is about investing in the future of law enforcement in Washington State. By providing a new indoor shooting range complex, WSCJTC could ensure that officers receive the training they need to navigate complex challenges with skill and integrity. Decisive action is imperative to build a safer future for all Washington communities. The WSCJTC has been and will continue to be transparent with their training to ensure public safety remains the top priority, including de-escalation techniques. Through previous studies conducted in April of 2022, the most current Predesign Report 23-500 effort, and the proviso requirements addressed from the Engrossed Substitute Senate Bill 5200 of the Capital Budget, the agency hired DLR Group to evaluate alternatives for updating the campus to meet the demands placed on it. The efforts undergone by the agency are currently on file and comprehensive including necessary studies, master planning, and predesign efforts to address information for earnest deliberation.

8. Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (HEAL Act and Puget Sound Recovery) in the 2023-25 Operating Budget Instructions.

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Project Number: 40000047

Project Title: Burien Campus Indoor Shooting Range

Description

No, this project is not linked to the Puget Sound Action Agenda.

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

This project will meet or exceed all Federal and State environmental compliance requirements. **High Performance Public Buildings** - New buildings will exceed the state minimum for energy. **State Efficiency & Environmental Performance** - New buildings will exceed the state minimum for energy. **State Energy Standards for Clean Buildings** - New buildings will exceed the state minimum for energy. **Greenhouse Gas Emissions Reductions Policy** - Utilization of the latest energy code will alleviate the agency's demand for fossil fuels and decrease the amount of greenhouse gas emissions. **Electric Vehicle Charging** - Electric vehicles for the maintenance fleet will be electric and code required parking/charging stations will be provided on site. The agency will comply with all energy audits, metering, and benchmarking criteria throughout design, build, and full operating capacity. The agency will continue proactive measures to regularly service, maintain, and update energy systems based on latest governmental and industry standards.

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

This project will meet all state equity compliance requirements. Areas of particular emphasis for this project follow. **Archaeological & Cultural Resources** - WSCJTC is prepared to continue working with the Washington State Department of Archaeology and Historic Preservation to assess historical significance project impacts for current and future site development on the Burien campus. **Americans with Disabilities Act (ADA) Implementation** - All constructed facilities on the campus will meet and exceed accessible requirements. **Compliance with Planning under RCW 36.70A** - as required by RCW 43.88.0301 the project will comply with all requests from the office of financial management. **Information required by RCW 43.88.0301** - The project will comply with all requests from the office of financial management. **Other Codes or regulations** - The City of Burien will be contacted to inquire about local zoning codes to confirm the project conforms with the jurisdiction. The City of Burien has an online system for their permitting process, so the process is more streamlined. The project team will need to meet with the city staff for a pre-application meeting through the Burien Permit Center. The process does incorporate community outreach to ensure development follows the City of Burien Design Standards. The agency is prepared to conduct further study and resource appropriately through predesign, design, and build phases of this project to satisfy potential equity issues relating to the state, county, city, and community.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal.

Not applicable.

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

The WSCJTC Predesign Report 23-500 addresses specified proviso language from ESSB 5200, section 2002 that was required as a part of WSCJTC's previous study and is still applicable to this request. Those items are addressed specifically on pages 2.16 through 2.28 of the report.

Capital Project Request

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Version: 00 Enacted 2026 Supplemental

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Project Number: 40000047

Project Title: Burien Campus Indoor Shooting Range

Description

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why are appropriation is needed.

Not applicable.

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

Not applicable.

Location

City: Burien

County: King

Legislative District: 023

Project Type

Major Projects-New Facilities

Growth Management impacts

n/a

New Facility: Yes

How does this fit in master plan

This request is the result of detailed studies conducted over the course of four years that included independent industry expert assessments through site studies of our existing Burien campus, analyses of our agency's programs as codified through legislative mandates, and staff assessments which all concluded the existing Burien campus in its present condition fails to meet legislators' requirements for recruiting, advanced training, and equipping criminal justice recruits to protect the public effectively. In April of 2022, WSCJTC concluded a Capital and Functional Needs Study in conjunction with the State of Washington Department of Enterprise Services documenting that law enforcement expectations and requirements have evolved over the years. The study concluded that the existing Burien Campus and buildings were inefficient for the requirements the State of Washington has placed on the agency. In June of 2024, WSCJTC concluded Predesign Project 23-500 with consultation from DLR Group and DES where the agency studied four distinct alternatives including site acquisition, design, and construction project with the Auburn site being the agency's preferred option. The agency's preferred option was not supported due to the overall cost to procure and develop a new campus in support of WSCJTC. WSCJTC then focused its efforts on the two most critical facilities that our agency requires today, which are new construction of an Indoor Firing Range capable of meeting curriculum and training requirements for WSCJTC staff and recruits, and new construction of a dormitory that meets health, safety, and security requirements for WSCJTC staff and recruits.

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	94,249,000				14,812,000
	Total	94,249,000	0	0	0	14,812,000

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Project Number: 40000047
Project Title: Burien Campus Indoor Shooting Range

Funding

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	79,437,000			
	Total	79,437,000	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	227	227
Version	00-A	00-A
Project Classification	*	All Project Classifications
Capital Project Number	40000047	40000047
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 Criminal Justice Training Commission	
Project Name	New Burien Firing Range	
OFM Project Number	2023-500	

Contact Information

Name	Todd Dana	
Phone Number	206-835-7317	
Email	todd.dana@cjtc.wa.gov	

Statistics

Gross Square Feet	52,000	MACC per Gross Square Foot	\$1,011
Usable Square Feet	39,600	Escalated MACC per Gross Square Foot	\$1,116
Alt Gross Unit of Measure			
Space Efficiency	76.2%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	6.50%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	10.20%	Location Used for Tax Rate	Burien, WA
Contingency Rate	5%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	July-26	Predesign End	February-27
Design Start	March-27	Design End	December-28
Construction Start	April-28	Construction End	August-29
Construction Duration	16 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$86,212,656	Total Project Escalated	\$94,748,894
		Rounded Escalated Total	\$94,749,000
Amount funded in Prior Biennia			\$500,000
Amount in current Biennium			\$14,812,000
Next Biennium			\$79,437,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$1,000,000		
Design Phase Services	\$2,655,268		
Extra Services	\$5,111,101		
Other Services	\$1,264,947		
Design Services Contingency	\$1,812,775		
Consultant Services Subtotal	\$11,844,091	Consultant Services Subtotal Escalated	\$12,808,359

Construction			
Maximum Allowable Construction Cost (MACC)	\$52,574,579	Maximum Allowable Construction Cost (MACC) Escalated	\$58,011,175
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$6,628,729		\$7,327,397
Non-Taxable Items	\$0		\$0
Sales Tax	\$6,038,737	Sales Tax Escalated	\$6,664,534
Construction Subtotal	\$65,242,045	Construction Subtotal Escalated	\$72,003,106

Equipment			
Equipment	\$3,680,221		
Sales Tax	\$375,382		
Non-Taxable Items	\$0		
Equipment Subtotal	\$4,055,603	Equipment Subtotal Escalated	\$4,483,064

Artwork			
Artwork Subtotal	\$471,388	Artwork Subtotal Escalated	\$471,388

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$250,000		
Project Administration Subtotal	\$250,000	Project Administration Subtotal Escalated	\$276,350

Other Costs			
Other Costs Subtotal	\$4,349,530	Other Costs Subtotal Escalated	\$4,706,627

Project Cost Estimate

Total Project	\$86,212,656	Total Project Escalated	\$94,748,894
		Rounded Escalated Total	\$94,749,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$12,808,359	\$500,000	\$13,168,000	-\$859,641	\$0
Construction					
Construction Subtotal	\$72,003,106			\$72,003,106	\$0
Equipment					
Equipment Subtotal	\$4,483,064			\$4,483,064	\$0
Artwork					
Artwork Subtotal	\$471,388			\$471,388	\$0
Agency Project Administration					
Project Administration Subtotal	\$276,350		\$91,196	\$185,155	\$0
Other Costs					
Other Costs Subtotal	\$4,706,627		\$1,553,187	\$3,153,440	\$0
Project Cost Estimate					
Total Project	\$94,748,894	\$500,000	\$14,812,382	\$79,436,511	\$0
	\$94,749,000	\$500,000	\$14,812,000	\$79,437,000	\$0
Percentage requested as a new appropriation			16%		

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

Commence design phase in March 26

Insert Row Here

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

Previous predesign that focused on master plan of Burien

Insert Row Here

What is planned with a future appropriation?

Complete construction / closeout / move in (FY 29-30)

Insert Row Here

Capital Project Request

2025-27 Biennium

Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/18/2025 4:31PM

Project Number: 40000048

Project Title: Burien Campus Dormitory

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 4

Project Summary

The Washington State Criminal Justice Training Commission (WSCJTC), established in 1974 and based in Burien, is facing urgent facility challenges. The current campus is outdated, inadequate, and poses health and safety risks, limiting the agency's ability to meet legislative mandates for training law enforcement and corrections officers. In 2022, a Capital and Functional Needs Study confirmed the campus no longer meets modern training requirements. A subsequent 2024 Predesign Study evaluated four alternatives, with the Office of Financial Management and Office of Program Research ultimately directing WSCJTC to pursue renovation and new construction on the existing Burien campus.

Project Description

1. Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.

The Washington State Criminal Justice Training Commission (WSCJTC), currently located in Burien, which was established in 1974 with the legislative mandate to set standards and provide essential training for law enforcement officers in Washington State, is at a critical juncture. The Commission is facing a pressing need for new and/or renovated, purpose-built facilities capable of meeting the demands of modern criminal justice training methodologies while accommodating the growing number of agencies seeking their expertise. Local and county law enforcement agencies are working diligently to meet the evolving needs and expectations of the communities they serve. The WSCJTC needs a facility that acknowledges current legislative mandates and can expand to encompass future demands. The existing Burien campus is outdated, inadequate and a health risk for the training required for Washington State's Basic Law Enforcement and Corrections Officers Academy. The existing campus fails to meet legislators' requirements for recruiting, advanced training, and equipping criminal justice recruits to protect the public effectively. In April of 2022, WSCJTC concluded a Capital and Functional Needs Study in conjunction with the State of Washington Department of Enterprise Services documenting that law enforcement expectations and requirements have evolved over the years. The study concluded that the existing Burien Campus and buildings were inefficient for the requirements the State of Washington has placed on the agency. In June of 2024, WSCJTC concluded Predesign Project 23-500 with consultation from DLR Group and DES where the agency studied four distinct alternatives including site acquisition, design, and construction project with alternative four (addressed as alternative three in Predesign Report 23-500) being the preferred alternative (1- no action; 2- existing Burien Campus; 3- Woodbridge Corporate Park; 4- Auburn Site). The determination from Office of Financial Management (OFM) and Office of Program Research (OPR) after reviewing the Predesign 23-500 was to have WSCJTC explore renovation and construction efforts on its current main campus in Burien, WA.

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

WSCJTC is requesting funding to construct a new dormitory complex at its Burien, WA location in order to address significant health, safety, and security concerns for Basic Law Enforcement Academy (BLEA) and Corrections Officer Academy (COA) students. Currently, an average of fifty percent of students who are required to stay at the Burien campus due to geographic criteria are underserved and subject to living in failing dormitories that present reoccurring health and safety concerns. The other fifty percent of students have to live off-site at contracted hotels through the agency that present security risks for students due to capacity limitations of dormitories on the Burien campus. This proposal would fund a predesign, design, and construction project for a new dormitory complex on the WSCJTC Burien, WA campus. This project could start in 2026 and be completed by 2030, estimating two biennia. This project could be phased and the proposal includes predesign, design and construction in this request. At the request of OFM and OPR, WSCJTC completed an initial cost estimate via Form C-100

Capital Project Request

2025-27 Biennium

Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/18/2025 4:31PM

Project Number: 40000048

Project Title: Burien Campus Dormitory

Description

which valued the project at \$144,310,000. During the last legislative session in 2025, Section 2003 of HB 2391.1 appropriated additional funding to conduct a cost estimate review of the initial cost estimate completed in 2025. That cost estimate review was conducted prior to this Supplemental Request submission through Starling Whitehead & Lux Architects in consultation with Sound Northwest Precon Services, and the current valuation of this request is estimated at \$131,016,000. **The WSCJTC is requesting \$131,016,000 for this project based on most current cost estimating efforts.** Form C-100 completed by Starling Whitehead & Lux is attached for reference and a more detailed summary of costs. The justification for the reduction of \$13,294,000 in cost estimates from the initial to current is based on: extended estimation period resulting in construction estimates of probable cost reductions; increased confidence in the ability to locate the construction at the northeast corner of the Burien campus site; actual estimates for mechanical equipment and systems improved the accuracy of assumptions and allowed for a more comprehensive and precise cost assessment; and more time to assess previously considered risks where contingency had to be used based on a lack of time for further study.

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

This request would address the problems of: life safety concerns; lack of security measures; lack of purpose-built facilities; throughput to meet demand; and lack of realistic training environments. Providing funding for the construction of a new dormitory complex on the Burien, WA campus would significantly enhance WSCJTC operations to a purpose-built site that will allow for future growth and enhance recruiting and retention efforts for the State of Washington. A dormitory complex on the Burien, WA campus is what is needed to alleviate the issues stated above and in the previous sections. A dedicated home with updated or new facilities for criminal justice training will advance the governor's work to support law enforcement officers and help agencies with recruitment. A new dormitory will allow for enhanced law enforcement agency partnerships, new training opportunities and cost savings. The Burien campus was only intended as a temporary solution to house law enforcement officer training. Now is the time to create a purpose-built facility that allows for proper training for Criminal Justice recruits. Due to the failing infrastructure on the WSCJTC existing campus, the need for more throughput to meet demand for new officers, and the concerns to life safety, it is not a reasonable alternative of having no action. The current dormitories are too small, and are inadequate for current needs, and do not serve agency mandates regarding getting ahead of future needs for law enforcement training. The current Burien dormitories require continual capital interment and increasing maintenance because of its age, design, and construction quality. The size, design, and systems failures prevent optimal execution of WSCJTC's mission. The current dormitories do not reinforce the support Washington State, cities, and counties are trying to provide for officers in tandem with creating new training curriculum and stronger community connections. The current dormitories do not create a sense of pride for recruits to choose to be a criminal justice professional as a career path. No action will fail to meet the legislative mandates and will limit the training quality for our officers. Our communities are demanding well-trained officers to safely protect, de-escalate, and to bring peace.

4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

WSCJTC explored a needs study that was delivered by Starling Whitehead & Lux Architectural firm in April 2022. WSCJTC further completed a predesign study that met OFM requirements and was delivered in cooperation with DLR Group. Both comprehensive and independent reports detailed the need for an updated campus with new facilities that would meet the operational and training needs of the WSCJTC. DLR Group analyzed three options to determine the best direction for WSCJTC to take during the conduct of Predesign 23-500 project efforts. DLR Group analyzed the existing Burien campus, the Woodbridge site, and the Auburn property. Our experts investigated the existing Burien campus buildings and explored a comprehensive master plan that would create new facilities on the occupied site. After detailed cost analyses were provided as a part of the predesign, WSCJTC received feedback from State of Washington OFM and OPR that the prices associated with a total campus redesign for the alternatives explored were too cost prohibitive. WSCJTC has now narrowed the scope of the campus project to focus on our most critical needs affiliated health, safety, and security. Those two most critical needs are a

Capital Project Request

2025-27 Biennium

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Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

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Project Number: 40000048

Project Title: Burien Campus Dormitory

Description

newly constructed dormitory and a newly constructed indoor shooting range on the Burien, WA campus.

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

The WSCJTC staff, recruits, partners, visitors, and communities in the state of Washington are impacted by this budget request. This project would be conducted on the WSCJTC Burien, WA campus. The dormitory would house up to 300 students and consist of all essential life support services indicative of a modern dormitory meeting current codes and industry standards. Total square footage for the dormitory complex would be approximately 78,000 gross square feet.

6. 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 utilize non-state funding.

7. 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.

Per RCW 43.101.020, Washington State is one of only a few states that not only establishes training standards but also provides basic training for peace officers and corrections officers. This unique model ensures that every local officer has consistent and high-quality training guided by twenty-one governor appointed commissioners and our state legislature. The following are some goals and objectives for WSCJTC: Provide a facility that meets all legislative mandates; Provide a facility to maximize efficiency and effectiveness of basic law enforcement training and also meet the demand for advanced law enforcement training; Create a centralized location for law enforcement training that has consistent opportunities and outcomes in parallel with the regional training centers; Create a facility that responds to the mandates, best practices, and expectations of the communities being served. By addressing the urgent need for a new dormitory, WSCJTC can reaffirm its commitment to public safety, community engagement, and justice. It is time to take decisive action. For decades, WSCJTC has ensured that every peace and corrections officer in the state receives high-quality training to serve their communities. This is not just about updating buildings; it is about investing in the future of law enforcement in Washington State. By providing a new dormitory complex, WSCJTC could ensure that officers receive the training they need to navigate complex challenges with skill and integrity. Decisive action is imperative to build a safer future for all Washington communities. The WSCJTC has been and will continue to be transparent with their training to ensure public safety remains the top priority, including de-escalation techniques. Through previous studies conducted in April of 2022, the most current Predesign Report 23-500 effort, and the proviso requirements addressed from the Engrossed Substitute Senate Bill 5200 of the Capital Budget, the agency hired DLR Group to evaluate alternatives for updating the campus to meet the demands placed on it. The efforts undergone by the agency are currently on file and comprehensive including necessary studies, master planning, and predesign efforts to address information for earnest deliberation.

8. Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

Not applicable.

Capital Project Request

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Project Number: 40000048

Project Title: Burien Campus Dormitory

Description

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (HEAL Act and Puget Sound Recovery) in the 2023-25 Operating Budget Instructions.

No, this project is not linked to the Puget Sound Action Agenda.

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

This project will meet or exceed all Federal and State environmental compliance requirements. **High Performance Public Buildings** - New buildings will exceed the state minimum for energy. **State Efficiency & Environmental Performance** - New buildings will exceed the state minimum for energy. **State Energy Standards for Clean Buildings** - New buildings will exceed the state minimum for energy. **Greenhouse Gas Emissions Reductions Policy** - Utilization of the latest energy code will alleviate the agency's demand for fossil fuels and decrease the amount of greenhouse gas emissions. **Electric Vehicle Charging** - Electric vehicles for the maintenance fleet will be electric and code required parking/charging stations will be provided on site. The agency will comply with all energy audits, metering, and benchmarking criteria throughout design, build, and full operating capacity. The agency will continue proactive measures to regularly service, maintain, and update energy systems based on the latest governmental and industry standards.

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

This project will meet all state equity compliance requirements. Areas of particular emphasis for this project follow. **Archaeological & Cultural Resources** - WSCJTC is prepared to continue working with the Washington State Department of Archaeology and Historic Preservation to assess historical significance project impacts for current and future site development on the Burien campus. **Americans with Disabilities Act (ADA) Implementation** - All constructed facilities on the campus will meet and exceed accessible requirements. **Compliance with Planning under RCW 36.70A** - as required by RCW 43.88.0301 the project will comply with all requests from the office of financial management. **Information required by RCW 43.88.0301** - The project will comply with all requests from the office of financial management. **Other Codes or regulations** - The City of Burien will be contacted to inquire about local zoning codes to confirm the project conforms with the jurisdiction. The City of Burien has an online system for their permitting process, so the process is more streamlined. The project team will need to meet with the city staff for a pre-application meeting through the Burien Permit Center. The process does incorporate community outreach to ensure development follows the City of Burien Design Standards. The agency is prepared to conduct further study and resource appropriately through predesign, design, and build phases of this project to satisfy potential equity issues relating to the state, county, city, and community.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal.

Not applicable.

227 - Criminal Justice Training Commission
Capital Project Request
2025-27 Biennium

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Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/18/2025 4:31PM

Project Number: 40000048

Project Title: Burien Campus Dormitory

Description

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

The WSCJTC Predesign Report 23-500 addresses specified proviso language from ESSB 5200, section 2002 that was required as a part of WSCJTC's previous study and is still applicable to this request. Those items are addressed specifically on pages 2.16 through 2.28 of the report.

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

Not applicable.

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

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Major Projects-New Facilities

Growth Management impacts

n/a

New Facility: Yes**How does this fit in master plan**

This request is the result of detailed studies conducted over the course of four years that included independent industry expert assessments through site studies of our existing Burien campus, analyses of our agency's programs as codified through legislative mandates, and staff assessments which all concluded the existing Burien campus in its present condition fails to meet legislators' requirements for recruiting, advanced training, and equipping criminal justice recruits to protect the public effectively. In April of 2022, WSCJTC concluded a Capital and Functional Needs Study in conjunction with the State of Washington Department of Enterprise Services documenting that law enforcement expectations and requirements have evolved over the years. The study concluded that the existing Burien Campus and buildings were inefficient for the requirements the State of Washington has placed on the agency. In June of 2024, WSCJTC concluded Predesign Project 23-500 with consultation from DLR Group and DES where the agency studied four distinct alternatives including site acquisition, design, and construction project with the Auburn site being the agency's preferred option. The agency's preferred option was not supported due to the overall cost to procure and develop a new campus in support of WSCJTC. WSCJTC then focused its efforts on the two most critical facilities that our agency requires today, which are new construction of an Indoor Firing Range capable of meeting curriculum and training requirements for WSCJTC staff and recruits, and new construction of a dormitory that meets health, safety, and security requirements for WSCJTC staff and recruits.

Funding

227 - Criminal Justice Training Commission

Capital Project Request

2025-27 Biennium
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Version: 00 Enacted 2026 Supplemental

Report Number: CBS002

Date Run: 9/18/2025 4:31PM

Project Number: 40000048

Project Title: Burien Campus Dormitory

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	130,516,000				15,304,000
	Total	130,516,000	0	0	0	15,304,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	115,212,000			
	Total	115,212,000	0	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	00-A	00-A
Project Classification	*	All Project Classifications
Capital Project Number	40000048	40000048
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 Criminal Justice Training Commission
Project Name	New Burien Dormitories
OFM Project Number	2023-500

Contact Information

Name	Todd Dana
Phone Number	206-835-7317
Email	todd.dana@cjtc.wa.gov

Statistics

Gross Square Feet	78,874	MACC per Gross Square Foot	\$936
Usable Square Feet	55,400	Escalated MACC per Gross Square Foot	\$1,038
Alt Gross Unit of Measure			
Space Efficiency	70.2%	A/E Fee Class	B
Construction Type	Dormitories	A/E Fee Percentage	6.12%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	No
<u>Sales Tax Rate %</u>	10.20%	Location Used for Tax Rate	Burien, WA
Contingency Rate	5%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	July-26	Predesign End	February-27
Design Start	March-27	Design End	December-28
Construction Start	April-28	Construction End	December-29
Construction Duration	20 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$118,702,090	Total Project Escalated	\$131,015,518
		Rounded Escalated Total	\$131,016,000
Amount funded in Prior Biennia			\$500,000
Amount in current Biennium			\$15,304,000
Next Biennium			\$115,212,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$800,000		
Design Phase Services	\$3,454,046		
Extra Services	\$7,893,859		
Other Services	\$1,631,818		
Design Services Contingency	\$2,461,727		
Consultant Services Subtotal	\$16,241,450	Consultant Services Subtotal Escalated	\$17,600,339

Construction			
Maximum Allowable Construction Cost (MACC)	\$73,852,533	Maximum Allowable Construction Cost (MACC) Escalated	\$81,883,403
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$7,942,627		\$8,825,847
Non-Taxable Items	\$0		\$0
Sales Tax	\$8,343,106	Sales Tax Escalated	\$9,252,344
Construction Subtotal	\$90,138,266	Construction Subtotal Escalated	\$99,961,594

Equipment			
Equipment	\$5,169,677		
Sales Tax	\$527,307		
Non-Taxable Items	\$0		
Equipment Subtotal	\$5,696,984	Equipment Subtotal Escalated	\$6,330,490

Artwork			
Artwork Subtotal	\$651,818	Artwork Subtotal Escalated	\$651,818

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$250,000		
Project Administration Subtotal	\$250,000	Project Administration Subtotal Escalated	\$277,800

Other Costs			
Other Costs Subtotal	\$5,723,571	Other Costs Subtotal Escalated	\$6,193,477

Project Cost Estimate

Total Project	\$118,702,090	Total Project Escalated	\$131,015,518
		Rounded Escalated Total	\$131,016,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$17,600,339	\$500,000	\$13,168,000	\$3,932,339		\$0
Construction						
Construction Subtotal	\$99,961,594			\$99,961,594		\$0
Equipment						
Equipment Subtotal	\$6,330,490			\$6,330,490		\$0
Artwork						
Artwork Subtotal	\$651,818			\$651,818		\$0
Agency Project Administration						
Project Administration Subtotal	\$277,800		\$91,674	\$186,126		\$0
Other Costs						
Other Costs Subtotal	\$6,193,477		\$2,043,847	\$4,149,630		\$0
Project Cost Estimate						
Total Project	\$131,015,518	\$500,000	\$15,303,521	\$115,211,997		\$0
	\$131,016,000	\$500,000	\$15,304,000	\$115,212,000		\$0
Percentage requested as a new appropriation			12%			

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

Commence design phase in March 26

Insert Row Here

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

Previous predesign that focused on master plan of Burien

Insert Row Here

What is planned with a future appropriation?

Complete construction / closeout / move in (FY 29-30)

Insert Row Here