



WASHINGTON MILITARY DEPARTMENT

FY2026 SUPPLEMENTAL CAPITAL BUDGET



STATE OF WASHINGTON
MILITARY DEPARTMENT
Camp Murray, Washington 98430-5000

September 12, 2025

TO: KD Chapman-See, Director
Office of Financial Management

FROM: Gent Welsh, Major General
The Adjutant General

SUBJECT: Military Department 2026 Supplemental Capital Budget

I am pleased to submit the Washington Military Department's 2026 Supplemental Capital Budget request. We are wholeheartedly committed to our mission, which is to protect the people, property, the environment and economy of Washington state. Our 2026 Supplemental Capital Budget focuses on initiatives that enable the Military Department to make progress toward a safe, secure, and resilient Washington by building and/or improving facilities that house people and equipment required to accomplish our mission.

The Military Department is responsible for building and maintaining more than 450 state-owned, federally licensed, and commercially leased facilities in 34 communities throughout the state. These facilities include National Guard readiness centers, field maintenance shops, and training facilities; office space for state and federal Military Department employees; recruitment stations for the Washington National Guard; and classrooms and residential support facilities for the cadets and faculty at the Washington Youth Challenge Academy.

Our capital budget requests include these three high-priority items:

1. Continue the replacement efforts of a new Joint Force Headquarters facility on Camp Murray
2. Construct a new Readiness Center in North Bend to replace the Seattle Armory at the Ballard-Interbay site
3. Construct a new Vehicle Maintenance Shop to replace the Fleet Maintenance Shop at the Ballard Interbay site

We look forward to your review of our Capital Budget request and the opportunity to respond to any questions from your team. Please feel free to contact Seth Nickerson, Acting Chief Financial Officer, at 253-512-7340.

245 - Military Department
Ten Year Capital Plan by Project Class

2025-27 Biennium

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Version: C6 MIL Supplemental Request

Report Number: CBS001

Date Run: 9/15/2025 4:27PM

Project Class: Program Improvement (State-Owned)

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
1	30000591 Joint Force Readiness Center: Replacement									
	001-2 General Fund-Federal									
	057-1 State Bldg Constr-State	4,402,000				4,402,000				
	Project Total:	4,402,000				4,402,000				
2	30000592 King County Area Readiness Center									
	057-1 State Bldg Constr-State	156,016,000				147,810,000	8,206,000			
3	40000412 King County Vehicle Maintenance Shop (VMS)									
	057-1 State Bldg Constr-State	79,066,000				76,257,000	2,809,000			
Total: Program Improvement (St		239,484,000				228,469,000	11,015,000			

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
001-2 General Fund-Federal									
057-1 State Bldg Constr-State	239,484,000				228,469,000	11,015,000			
Total	239,484,000				228,469,000	11,015,000			

Ten Year Capital Plan by Project Class

*

Report Number: CBS001

Date Run: 9/15/2025 4:27PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	245	245
Version	C6-A	C6-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



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

July 16, 2024

Amanda Pole
Washington Military Department
WAARNG Environmental Program
36 Quartermaster Road
Camp Murray, Washington 98430-0500

RE: WAARNG JFHQ Readiness Center Project
Log No.: 2022-08-05524-MIL

Dear Amanda Pole:

Thank you for contacting our department. We have reviewed the information you provided for the proposed *WAARNG JFHQ Readiness Center Project* at Camp Murray, Pierce County, Washington.

We concur with the revised Area of Potential Effect (APE). We concur with your determination of No Historic Properties Affected with the stipulation for an inadvertent find plan.

We request receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of 36CFR800.4(a)(4).

In the event archaeological or historic materials are encountered during project activities, work in the immediate vicinity must stop, the area secured, and the concerned tribes and this department notified.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with the Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations 36CFR800.4. Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Whitlam', followed by a horizontal line.

Robert G. Whitlam, Ph.D.
State Archaeologist
(360) 890-2615
email: rob.whitlam@dahp.wa.gov





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

September 8, 2025

Luis Yañez
WAARNG Environmental Program
Washington Military Department
Camp Murry, Washington 98430-5000

Re: WAARNG North Bend Readiness Center Construction Project
Log No.: 2020-02-01676-MIL

Dear Luis Yañez;

Thank you for contacting our department pursuant to Executive Order 21-02. We have reviewed the materials you provided for the proposed *WAARNG North Bend Readiness Center Construction Project*, King County, Washington.

We concur with your determination of No cultural resources impacted with the stipulation for an unanticipated find plan.

Please provide any correspondence or comments from concerned tribes or other parties that you receive as you consult pursuant to EX 21-02. Please keep us apprised of the results of your consultations.

Should archaeological or historic materials be encountered during project activities, work in the immediate vicinity must stop, the area secured, and the concerned tribe's cultural staff and cultural committee and this department notified pursuant to RCW 27.44 and RCW 27.53.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with Executive Order 21-02. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified. Thank you for the opportunity to comment and a copy of these comments should be included in subsequent environmental documents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Whitlam', followed by a long horizontal line.

Robert G. Whitlam, Ph.D.
State Archaeologist
(360) 890-2615
email: rob.whitlam@dahp.wa.gov



Version: C6 MIL Supplemental Request

Report Number: CBS002

Date Run: 9/15/2025 7:24AM

Project Number: 30000591

Project Title: Joint Force Readiness Center: Replacement

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 1

Project Summary

The Washington Military Department (MIL) requests additional state funding for mandatory state requirements to finish the Joint Force Readiness Center (JFHQ) facility. A fully functioning JFHQ will drastically increase the National Guard's efficiency and effectiveness by consolidating National Guard functions from multiple facilities spread across Camp Murray into one modern workspace.

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 budgets 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 Military Department (MIL) requests additional state funding for mandatory state requirements to finish the Joint Force Readiness Center (JFHQ) facility. A fully functioning JFHQ will drastically increase the National Guard's efficiency and effectiveness by consolidating National Guard functions from multiple facilities spread across Camp Murray into one modern workspace.

The 2023-25 Capital Budget provided \$42 million in federal expenditure authority and \$12 million of state funds for the required state match for Phase 1 of the JFHQ project. The Military Department requested \$36 million in additional state funding in the 2025-27 biennial capital budget for Phase 2 of this project, which was to house various state functions that support National Guard operations. This state funding would have also been used for various design and construction costs that are not federally reimbursable and are therefore a 100 percent state expense. This portion of the capital project was NOT funded.

The Military Department has re-scoped the project to focus only on the federally supported National Guard functions, optimizing use of the federal funding and \$12 million of state match provided in the 2024 Supplemental. However, there are additional design and construction costs that are required due to various state laws, building codes, or internal operational needs, that are not federally reimbursable. This capital project request is for state funds to address those specific mandatory/desirable items as part of the design/build process.

2. What will the request produce or construct; e.g., predesign or design of a building, construction of additional space? 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.

If funded, this request would allow the Military Department to complete the design-build process resulting in the construction of a new JFHQ building. The JFHQ capital project is currently in the early stages of the design-build process. The procurement for the design/build team commenced in May 2025. The design-build contract will be awarded in August 2025, with completion expected in 2028.

This request cannot be broken into phases. All elements funded by this request must be delivered concurrently with the federal project schedule to ensure alignment, code compliance, and operational readiness.

These components are divided below into three categories: state mandated, operationally required, and operational

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Project Number: 30000591

Project Title: Joint Force Readiness Center: Replacement

Description

enhancement. Please note that these are the raw costs as input into the C-100 and do not include escalation or sales tax.

State-Mandated Costs

a. Honorarium - \$600,000 (\$300,000 each for two non-selected vendors)

Stipends that are designed to incentivize participation in the design-build selection process by ensuring that proposers are adequately compensated for their time and effort in submitting proposals.

RCW 39.10.330 outlines the requirements for design-build contract award processes, including the payment of honorariums to finalists. The State Department of Enterprise Services (DES) established the stipend amounts.

b. Electric Vehicle (EV) Charging Stations - \$411,000

EV charging stations are required when constructing new buildings, including parking lots.

RCW 19.28, WAC 51-50-0429, and the National Building Code, Article 625 outline the requirements.

c. Special Inspections Consultant - \$335,000

The JFHQ design-build process includes a lump-sum agreement which, for transparency, requires a third-party to verify that the cost and scope defined in the design-builder's proposal provides reasonable value as well as the RFP evaluation in relation to Request for Quotes (RFQ) workshops with potential design-build teams and for team evaluations.

RCW 39.10 and DES Design-Build Best Practices Guidelines outline the requirements.

d. Public Art Integration - \$288,000

For construction projects, state agencies must allocate funding to be expended by the Washington State Arts Commission for the administration, acquisition, and conservation of works of art for the state art collection.

RCW 43.46.090 through 43.46.095, RCW 43.17.200, and the DES Design Guidelines & Construction Standards outline the requirements.

e. LEED Silver Commissioning - \$100,000

New construction of state facilities that receive, in whole or in part, state funding must be designed, constructed, and certified to at least LEED silver standards.

RCW 39.35D.030 and DES Design Guidelines & Construction Standards outline the requirements.

f. Apprentice Utilization Stipend - \$1,000

Public works projects with an estimated cost of \$1 million or more are required to utilize apprentices. No less than 15 percent of total labor hours are to be performed by apprentices to include a stipend provided as an incentive for meeting the apprentice utilization goal.

Capital Project Request

2025-27 Biennium

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Description

RCW 39.04.320 and the Contractor Apprenticeship Program (CAP) outlines the requirements. DES established the stipend amount.

Operationally Required

g. JFHQ and Pierce County Readiness Center (PCRC) Connection - \$718,000

An enclosed walkway between the new JFHQ and already existing PCRC to unite the two adjacent facilities. Various state entities within the Military Department (including Finance, IT, Communications, Human Resources, Intergovernmental Affairs and Policy) will be relocated and consolidated into the PCRC. Connecting the two buildings will allow the full JFHQ team to coexist in a contiguous space and resolves the need to construct a second wing of the JFHQ.

h. Washington Air National Guard Structure Removal - \$44,000

The clearing of the JFHQ footprint by removing the existing Washington Air National Guard canopy structure. The relevant Cooperative Agreement between NGB and the state of Washington cites: "The State shall ensure that the land required for military construction is readily available, under State control, and free from any use restrictions or claims that would delay or prevent construction activities.

i. Architectural/Engineering (A/E) Service - \$258,952

Vendor services to assist the agency with architectural /engineering service such as basic design, other design services, and design service contingency based on the construction services scope of the request.

j. State IT/Telecom Rooms - \$165,000

These rooms are required to provide access to the state network for the state employees stationed in the new JFHQ facility and for state employees who will be holding business in the Command Suite.

k. JFHQ MOV Parking Area Security Fencing and Gates – \$78,000

It is a federal requirement to have security fencing around all MOV parking areas. Additional federal funding is not available nor allowed.

l. Privately-Owned Vehicle (POV) Parking Area Curbing - \$60,000

Transitional POV parking between the JFHQ building and PCRC requires curbing for pedestrian safety as directed by Pierce County.

m. Command Suite Furniture - \$20,000

The Command Suite serves as the hub for military command and operations, as well as the receiving area for dignitaries and VIPs. The current furniture is inadequate for the upgraded needs or is non-existent. This request is solely for furniture for state employees. The state positions within the Command Suite are:

- The Adjutant General (TAG) – Agency Director
- The Assistant Adjutant General for the Washington Army National Guard (Army ATAG)
- The Assistant Adjutant General for the Washington Air National Guard (Air ATAG)
- TAG Executive Assistant

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Description

n. Command Suite Audio/Visual (A/V) Equipment - \$20,000

The Command Suite will require state-of-the-art A/V equipment to allow the Command Staff to communicate with the Governor's Office, Military Department employees, National Guard units, other state agencies, etc. This request is for the TAG and ATAG conference rooms only. Other A/V for the rest of the facility will be provided using federal funding.

Operational Enhancement Items

o. Additional Military-Owned Vehicle (MOV) Parking Area - \$292,000

This allows for the unification of the new JFHQ MOV parking area and the MOV parking area behind the adjacent Pierce County Readiness Center (PCRC). Operationally, it is preferable to have one combined MOV parking lot rather than two separate MOV parking lots.

p. Passive Vapor Intrusion Mitigation (VIM) - \$291,000

A pre-emptive protective action to prevent potential volatile organic compounds (VOC) from entering the new JFHQ building, thereby maintaining a healthy working environment. Active cleanup methods may not remove all the contamination of difficult contaminants like tetrachloroethylene (PCE) and other VOCs. In such cases, vapor intrusion health risks remain. A passive VIM system uses features like barriers and vents, rather than mechanical means such as fans, to prevent vapors from entering a building. This is not required under state or federal code, but provides a healthier environment for people in the building.

q. Airlock Entrance with Sliding Doors - \$114,000

A security building access control system that enables people to pass through doors in a controlled and orderly manner. Sliding doors would allow for very fast opening and closing enhancing the security of the airlock. Additionally, an airlock with sliding doors allows for better HVAC operations by assuring interior exit doors remain closed.

r. Epoxy Sealer - \$12,000

A durable floor finish upgrade to extend the service life of heavy traffic flooring.

s. Davit Crane - \$7,000

A roof-mounted lifting device often characterized by a boom that can pivot on a vertical axis, used for lifting and lowering loads between the building's roof and the ground. Without this crane, the agency would have to rent or purchase a ground-based boom lift to provide material movement between the ground and the roof.

Supervision, inspection and overhead costs of \$139,620 are also requested to ensure that the construction design will be executed accordingly.

Escalation factor and state tax will be charged accordingly on the scope and the respective phases of the project.

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

This request directly addresses the additional funding required to effectively complete the JFHQ project. This request supports compliance with multiple state procurement and construction requirements, ensuring the operational integrity, safety, and

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2025-27 Biennium

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Description

regulatory adherence in the development of the new JFHQ. If this request is not supported, the department will be in violation of multiple RCWs and have operational challenges within the command suite. The agency has rescoped the project in a way to maximize the space and operations with the existing Federal and State funding provided and this would allow for the project to be completed under the new scope.

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.

This funding request is for a supplemental state allocation to the previously approved federal and state spending authority for MIL's JFHQ replacement project. As such, this request does not propose a new project scope but rather addresses mandatory state requirements and operationally vital items. These items were the result of JFHQ scope downsizing because of federal funding limitations and the denial of additional state project funds during the previous biennium.

No significant design or site alternatives were explored as part of this limited supplemental request. The JFHQ project's scope and location have already been established and approved through prior federal and state processes. This supplemental funding request aligns with the existing JFHQ scope and is necessary to maintain state-mandated compliance and allow for a fully operational JFHQ.

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

The JFHQ Replacement Project will result in a state-owned building and serve as the MIL Command Staff headquarters as well as house several operational and support functions. If this funding request isn't approved, the people who will be most impacted are those who we intend to have work in the new JFHQ, along with other state employees of the Military Department who would not have access to basic business tools (such as state network connectivity) in the new JFHQ facility.

The remaining members of the Washington National Guard (8,000 personnel) would be indirectly impacted by degraded effectiveness and 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 supplemental funding request is for state funds, State Building Construction Account 057-1, and does not leverage non-state funding. The total request of state funding for this request is \$4,402,000.00.

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 supplemental funding request provides vital funding to complete the JFHQ Replacement Project. The construction of a new JFHQ directly aligns with and supports the MIL Strategic Plan by enhancing agency performance in the core areas of readiness, response, and resilience, as outlined in the agency's mission, vision, values, and goals.

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Project Title: Joint Force Readiness Center: Replacement

Description

Strategic Alignment

a. Readiness – Empowering Preparedness Through Facilities and Training Resources

This funding request is necessary for the successful completion of the JFHQ replacement project, which will improve readiness by addressing current spatial and operational limitations identified in prior space programming studies and needs assessments. The construction of a new JFHQ will provide the National Guard's leadership with modern, functional environments for enhanced command-and-control thereby improving the agency's readiness.

By aligning physical infrastructure with mission-critical needs, the JFHQ Replacement Project supports the strategic goal by providing an environment to empower MIL and its partners to effective disaster readiness.

b. Response – Enabling Timely and Effective Emergency Actions

This request will allow the JFHQ Replacement Project to proceed to completion, providing the necessary functional improvements to the agency's leadership to better provide timely and relevant response support to impacted communities; e.g., support by the Washington National Guard.

The establishment of an enhanced JFHQ aligns with feasibility studies that indicate existing infrastructure limitations hinder optimal response capabilities and interagency coordination.

c. Resilience – Building Durable Systems and Infrastructure

Resilience in a building involves designing and constructing systems and infrastructure that can withstand and recover quickly from disruptions like natural disasters, climate change impacts, or human-induced hazards. This insures essential services like energy, water, transportation, and communication networks continue functioning, and that communities maintain safety and well being. The JFHQ Replacement Project is a perfect example of this, as the new JFHQ will be constructed with resiliency in mind; e.g., robust design and construction, adaptive and flexible systems, and operational continuity.

This funding request ensures that the JFHQ Replacement Project continues to fruition, providing long-term resilience of MIL's mission.

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.)

Yes – this project enables the new JFHQ to be connected to the State Governmental Network (SGN) and includes the installation of A/V equipment in the Command Suite.

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 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

Not applicable.

Capital Project Request

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Description

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. For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

This request includes \$100,000 for LEED Silver certification, as required by RCW 39.10 and DES Design-Build Best Practices Guidelines.

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?

Not applicable to this funding request.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No, this funding request is not eligible for Direct Pay.

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

No additional information is provided.

14. 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 to this funding request.

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 to this funding request.

16. In the agency summary, include the statement, "Related to implementing the Governor's Salmon Strategy." See Chapter 14 in the 2025-27 operating budget instructions for more information. (Note: This question is not in CBS but does need a response if applicable).

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C6 MIL Supplemental Request

Report Number: CBS002

Date Run: 9/15/2025 7:24AM

Project Number: 30000591

Project Title: Joint Force Readiness Center: Replacement

Description

Not applicable to this funding request.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

Program Improvement - Unidentified

Growth Management impacts

N/A.

New Facility: No

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
001-2	General Fund-Federal					
057-1	State Bldg Constr-State	4,402,000				4,402,000
	Total	4,402,000	0	0	0	4,402,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington Military Department	
Project Name	Joint Force Headquarters	
OFM Project Number	30000591	

Contact Information		
Name	Adam M. Iwaszuk	
Phone Number	253-5128702	
Email	adam.m.iwaszuk.civ@army.mil	

Statistics			
Gross Square Feet	64,298	MACC per Gross Square Foot	\$29
Usable Square Feet	58,452	Escalated MACC per Gross Square Foot	\$30
Alt Gross Unit of Measure			
Space Efficiency	90.9%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	10.11%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DB-Bridging	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	9.50%	Location Used for Tax Rate	Camp Murray
Contingency Rate	5%		
Base Month (Estimate Date)	May-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Predesign Start	April-22	Predesign End	August-22
Design Start	August-25	Design End	September-27
Construction Start	August-25	Construction End	November-27
Construction Duration	27 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$4,236,457	Total Project Escalated	\$4,401,911
		Rounded Escalated Total	\$4,402,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$4,402,000
Next Biennium			\$0
Out Years			\$0

Acquisition			
Acquisition Subtotal	\$335,000	Acquisition Subtotal Escalated	\$335,000

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$167,130		
Extra Services	\$385,000		
Other Services	\$62,110		
Design Services Contingency	\$680,712		
Consultant Services Subtotal	\$1,294,952	Consultant Services Subtotal Escalated	\$1,353,289

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,857,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,942,794
DB-Bridging Risk Contingencies	\$0		
DB-Bridging Management	\$0		
Owner Construction Contingency	\$92,850		\$97,140
Non-Taxable Items	\$0		\$0
Sales Tax	\$185,236	Sales Tax Escalated	\$193,794
Construction Subtotal	\$2,135,086	Construction Subtotal Escalated	\$2,233,728

Equipment			
Equipment	\$40,000		
Sales Tax	\$3,800		
Non-Taxable Items	\$0		
Equipment Subtotal	\$43,800	Equipment Subtotal Escalated	\$45,824

Artwork			
Artwork Subtotal	\$288,000	Artwork Subtotal Escalated	\$288,000

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$139,620		
Project Administration Subtotal	\$139,620	Project Administration Subtotal Escalated	\$146,071

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$4,236,457	Total Project Escalated	\$4,401,911
		Rounded Escalated Total	\$4,402,000

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C6 MIL Supplemental Request

Report Number: CBS002

Date Run: 9/15/2025 7:26AM

Project Number: 30000592

Project Title: King County Area Readiness Center

Description

Starting Fiscal Year: 2022

Project Class: Program Improvement (State-Owned)

Agency Priority: 2

Project Summary

The Washington Military Department is requesting state funding to design and construct a Readiness Center in North Bend, which will be part of a new Northwest Regional Anchor Site. This new facility would enable the Washington Army National Guard (WAARNG) to vacate its Ballard-Interbay site (Seattle Armory) in downtown Seattle and make that highly valuable property available for future development.

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 budgets 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 Military Department is requesting state funding to design and construct a Readiness Center in North Bend, which will be part of a new Northwest Regional Anchor Site. This new facility would enable the Washington Army National Guard (WAARNG) to vacate its Ballard-Interbay site (Seattle Armory) in downtown Seattle and make that highly valuable property available for future development. The Military Department purchased land in North Bend for this purpose in June 2025. The agency is currently working on the requisite pre-design for the Readiness Center and is requesting funding for the design and construction phases beginning in FY 2027.

The Seattle Armory is currently home to the 181st Brigade Support Battalion, which provides logistics support such as supply distribution, maintenance support, and health services to the 81st Brigade. The mission of the 181st Brigade Support Battalion requires a Field Maintenance Shop (FMS), or its modern equivalent, a Vehicle Maintenance Shop (VMS), to be in close proximity. This collocation forms the WAARNG NW Regional Anchor Site.

The current Seattle Armory was built in 1972 on a 24.75-acre parcel in the heart of the city of Seattle near Pier 91 (a cruise ship terminal) at 1601 W Armory Way. The Military Department conducted an extensive survey and assessment of the Seattle Armory which revealed the facility is functionally inadequate, structurally compromised, and cannot be economically renovated or altered to meet current building codes or required support functionality. The Makers Study, a 2004 OFM-directed study to guide Military Department facility planning, in conjunction with the department's own assessment and an engineering survey funded by the National Guard Bureau (NGB), helped the Military Department reach this conclusion.

Specifically...

Armory inadequacies:

- The assembly hall (4,100 sq. ft.) is 65 percent of the size the units are authorized, far too small for the number of WAARNG members stationed there;
- The armory does not have an air conditioning system, which often forces the units to cancel required training on hot days;
- Secure armory rooms (vaults) are not up to code and are too small for the number of weapons assigned there, which means they are unusable for proper weapons storage;
- The administrative space is too small for the number of full-time employees who work there;
- The kitchen (2,200 sq. ft.) is too small to cook for and serve the number of soldiers using the armory during drill;
- There is no remaining space on the property to expand the facility's footprint;
- The exterior of the building shows excessive wear and tear, as well as mildew;
- Ventilation in the women's restroom is lacking, which has caused mold to grow on the shower ceilings;

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Report Number: CBS002

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Project Number: 30000592

Project Title: King County Area Readiness Center

Description

- Windows and floor tiles need to be replaced;
- There is no physical fitness room;
- There is no lactation room;
- Concrete floors show cracks on more than 80 percent of the area; and
- Plumbing requires an overhaul, as the building has had several water pipe leaks.

Field Maintenance Shop (FMS) Inadequacies:

- There are not enough maintenance bays, and the ones that are located there are too small to accommodate the assigned vehicles; and
- The FMS does not have the cranes and other tools and equipment necessary to properly carry out its mission.

Operational Inadequacies:

- Due to its location in downtown Seattle, the accompanying downtown traffic and the lack of proximity of a highway, convoy movement is severely limited in and out of this facility;
- National Guard traffic in and out of the Seattle Armory and/or FMS disrupts the surrounding residential tenants and commercial traffic;
- The roads, exits, and entrances are too small to accommodate the large National Guard vehicles;
- During an actual disaster, units stationed at this facility would be operationally trapped in downtown Seattle due to traffic and would be unable to respond;
- The minimal exterior lighting is not enough to deter criminals from damaging or attempting to steal the high-value National Guard vehicles and assets parked on site; and
- The site is in a liquefaction zone and is seismically vulnerable, possibly rendering the facility useless in an earthquake, when it would be needed most.

While the Seattle Armory's location, size of property, and facility conditions make it unsuitable for the Washington National Guard, the property is in high demand for other uses. In the 2018 Supplemental Capital Budget (ESSB 6095), the Legislature established the Interbay Public Development Advisory Committee "to make recommendations regarding the highest public benefit and future economic development uses for the Washington army national guard ('Guard') armory facility ('Interbay property') in the City of Seattle, pier 91 property, located at the descriptions referred to in the quit claim deeds for two parcels of land, 24.75 acres total, dated January 8, 1971, and December 22, 2009."

The Committee issued its final report in September 2019

(<https://www.commerce.wa.gov/wp-content/uploads/2019/12/Report-LGD-Interbay.pdf>) , which included the following findings:

- The current location of the Seattle Armory has several major deficiencies and no longer meets the readiness needs of the National Guard;
- The National Guard has identified the North Bend area as the preferred location to replace the Seattle Armory;
- The Legislature recently allocated \$6.6 million toward the purchase of an appropriate site for a new King County Readiness Center and Vehicle Maintenance Shop, which would form the new NW Regional Anchor Site;
- No development can begin on the Interbay property until the Guard is fully operational at a new location. The new King County Readiness Center must be fully operational, and the Seattle Armory must be completely vacated before any physical redevelopment of the Interbay property can start;
- Securing federal funds for the relocation is not likely, creating the need to identify other resources if the Guard is to be relocated in the near future. The total anticipated cost of relocation to a new King County Readiness Center was estimated at the time to be \$104 million, excluding land. Federal funding via the NGB will not fund projects of this size;
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Interbay property can generate actual financial value to the state.

These findings were recognized and codified by the Legislature in Chapter 259, Laws of 2022 (2SHB 1173 of 2022), An Act Relating to State Lands Development Authorities. Section 7 of this act relates to the Interbay site on which the Seattle Armory is located, and prescribes that:

“Once the national guard facilities are funded and constructed and the national guard is relocated in a new, fully operational readiness center, and the department of defense has released its use restrictions on the property, the Interbay property will be available for redevelopment.”

Once WAARNG relocation has concluded, the Ballard-Interbay state lands development authority created in this Act may take control of the site.

The Military Department has already completed purchase of a 25-acre parcel in North Bend and expects to complete the pre-design for the new Readiness Center by the end of FY 2026.

This project would provide three specific outcomes:

1. Assigned National Guard units will have modern facilities which fully support training requirements and provide adequate space for equipment and vehicles and comply with military Anti-Terrorism Force Protection (AT/FP) standards.
2. The King County Region will benefit from having National Guard facilities and units that are positioned to be able to respond to the region's needs in a disaster, rather than being landlocked and trapped.
3. The current Seattle Armory land will be vacated and made available for other uses.

If this project does not proceed, the 181st Brigade Support Battalion and FMS will continue to struggle to fit into the existing and inadequate Seattle Armory space, and efforts to repurpose the Ballard-Interbay site will be delayed.

As the new King County Readiness Center and Vehicle Maintenance Shop (VMS) are designated as the state's NW Regional Anchor Site, the two components cannot be split from one another for more than a short period as daily operations support each other. Therefore, though the Readiness Center and VMS are two separate capital projects, they should be completed as close to concurrent as possible to maintain operational effectiveness.

2. What will the request produce or construct; e.g., predesign or design of a building, construction of additional space? 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 request would fund the Readiness Center portion of the NW Regional Anchor Site. The Readiness Center would include:

- 23,180 sq. ft. of administrative space

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Description

- 14,200 sq. ft. of vaults and unit storage
- 7,616 sq. ft. of individual equipment lockers
- 6,300 sq. ft. assembly hall
- 6,520 sq. ft. of classroom space
- 2,881 sq. ft. for bathrooms and showers
- 2,200 sq. ft. for a kitchen
- 1,500 sq. ft. multi-purpose training area
- 1,000 sq. ft. physical fitness area
- 30,000 sq. ft. for a military vehicle storage building
- 5,298 sq. ft. detached general purpose training bay
- 13,463 sq. ft. detached storage for flammable, controlled waste and unheated unit
- 13,808 sq. yards personally owned vehicle parking (10 percent EV Chargers, 10 percent EV Capable, and 10 percent EV Ready)
- 1,743 sq. yards military operating vehicle parking
- Standby generator with automatic transfer switch
- Sidewalks, roads, flagpoles, trash, solar photovoltaic and all utilities.

If funded, this request would allow the Military Department to begin and complete the design-build process for the construction of a new readiness center on its North Bend property.

An aggressive timeline for the King County Readiness Center is as follows:

Predesign start: Sep-25
Predesign end: Jun-26

Design start: Apr-27
Design end: Mar-28

Construction start: Apr-28
Construction end: May-30

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

This request provides the Military Department with a path to constructing both a Readiness Center and Vehicle Maintenance Shop (VMS) – the modern equivalent of an FMS – on the already acquired land in North Bend to enable stationed units to vacate the Interbay site in Seattle. The Interbay site cannot be transferred to the Ballard-Interbay Development Authority until the National Guard has relocated its operations to a new site.

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.

One alternative solution is to stagger the progress on the Readiness Center and Vehicle Maintenance Shop. Ideally both will be

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completed on similar timelines to keep the integrity of unit operations. The 181st Brigade Support Battalion would lose operational effectiveness if their personnel, vehicles, and vehicle maintenance operations are geographically separated – but the battalion could tolerate the inconvenience on a short-term basis.

Another alternative solution is to continue to have the 181st Brigade Support Battalion remain in the Seattle Armory and FMS. Though this is a viable solution for the Military Department, the Seattle Armory and FMS both have significant operational and geographical limitations. The existing facilities are more than 50 years old, need significant structural repair and renovation, and no longer meet the agency's operational needs.

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

This project is one of two projects that must occur for the National Guard to vacate the Ballard-Interbay site and transition the land to the Ballard-Interbay state lands development authority.

Within the Military Department, this request impacts the Washington Army National Guard's 181st Brigade Support Battalion. The 181st Brigade Support Battalion is comprised of 410 part-time personnel and a full-time complement of 37 personnel. A new Readiness Center would provide modern facilities which fully support training requirements and provide adequate space for equipment and vehicles as well as comply with the military Anti-Terrorism Force Protection (AT/FP) standards.

This project also impacts the North Bend community. The future King County Readiness Center would have areas (e.g., training classrooms, meeting rooms, and an assembly hall) available for public use.

This project would also impact the King County region and surrounding geographical communities which will benefit from having National Guard facilities and units that are positioned to be able to respond to the region's needs in a disaster, rather than the National Guard being landlocked and trapped within Seattle.

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 supplemental funding request is for state funds, State Building Construction Account 057-1, and does not leverage federal funding. Due to the cost, federal funding will not be provided for the construction of the King County Readiness Center. However, the facility will qualify for federal support for operations and maintenance once completed.

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.

The construction of a new NW Regional Anchor Site directly aligns with and supports the Military Department's strategic plan by enhancing agency performance in the core areas of readiness, response, and resilience, as outlined in the agency's mission, vision, values, and goals.

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Description

Strategic Alignment

a. Readiness – Empowering Preparedness Through Facilities and Training Resources

This funding request is necessary for the successful completion of the NW Regional Anchor Site Replacement Project. Moving the site from Seattle to North Bend will improve readiness by addressing current spatial and operational limitations identified in prior space programming studies and needs assessments. The construction of a NW Regional Anchor Site will provide the 181st Brigade Support Battalion with modern, functional environments for enhanced command-and-control thereby improving the agency's readiness.

By aligning physical infrastructure with mission-critical needs, the NW Regional Anchor Site Replacement Project supports the strategic goal by providing an environment to empower the Military Department and its partners to effective disaster readiness.

b. Response – Enabling Timely and Effective Emergency Actions

This request will allow the WAARNG to move to a modern and efficient NW Regional Anchor Site, providing the necessary functional improvements to the agency's leadership to better provide timely and relevant response support to impacted communities supported by the Washington National Guard.

The establishment of an enhanced NW Regional Anchor Site aligns with feasibility studies that indicate existing infrastructure limitations hinder optimal response capabilities and interagency coordination.

c. Resilience – Building Durable Systems and Infrastructure

Resilience in a building involves designing and constructing systems and infrastructure that can withstand and recover quickly from disruptions like natural disasters, climate change impacts, or human-induced hazards. This ensures essential services like energy, water, transportation, and communication networks continue functioning, and that communities maintain safety and well-being. The NW Regional Anchor Site Replacement Project is a perfect example of this, as the new Anchor Site will be constructed with resiliency in mind; e.g., robust design and construction, adaptive and flexible systems, and operational continuity.

This funding request ensures that the NW Regional Anchor Site Replacement Project continues to fruition, providing long-term resilience of the Military Department's mission.

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.)

Yes – this project enables the new NW Regional Anchor Site to be connected to the State Governmental Network (SGN) and the DoD Network.

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 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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Project Title: King County Area Readiness Center

Description

Not applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, clean buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate. For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

This request includes funding for LEED Silver certification, as required by RCW 39.10 and DES Design-Build Best Practices Guidelines.

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?

Please see our answers to Question 5 and 7.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No, this funding request is not eligible for Direct Pay.

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

No additional information is provided.

14. 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 to this funding request.

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 to this funding request.

16. In the agency summary, include the statement, "Related to implementing the Governor's Salmon Strategy." See

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Description

Chapter 14 in the 2025-27 operating budget instructions for more information. (Note: This question is not in CBS but does need a response if applicable).

Not applicable to this funding request.

Location

City: North Bend

County: King

Legislative District: 012

Project Type

Program Improvement - Unidentified

Growth Management impacts

N/A.

New Facility: Yes

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	156,016,000				147,810,000
	Total	156,016,000	0	0	0	147,810,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
057-1	State Bldg Constr-State	8,206,000				
	Total	8,206,000	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
FTE	Full Time Employee	2.0	2.0	2.0	2.0	2.0
001-1	General Fund-State	125,000	125,000	125,000	125,000	125,000
001-2	General Fund-Federal	125,000	125,000	125,000	125,000	125,000
	Total	250,000	250,000	250,000	250,000	250,000

Narrative

The Military Department anticipates needing 0.5 FTE (Maintenance Mechanic 2) and roughly \$200,000 per year for utilities. This would be a 50/50 State and Federal split. More information and data will be provided through the operating request once this project nears completion.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington Military Department	
Project Name	King County Area Readiness Center	
OFM Project Number	30000592	

Contact Information		
Name	Adam M. Iwaszuk	
Phone Number	253-5128702	
Email	adam.m.iwaszuk.civ@army.mil	

Statistics			
Gross Square Feet	100,225	MACC per Gross Square Foot	\$1,050
Usable Square Feet	91,114	Escalated MACC per Gross Square Foot	\$1,174
Alt Gross Unit of Measure			
Space Efficiency	90.9%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	5.77%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DB-Bridging	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	9.10%	Location Used for Tax Rate	North Bend
Contingency Rate	5%		
Base Month (Estimate Date)	August-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Predesign Start	September-25	Predesign End	June-26
Design Start	April-27	Design End	March-28
Construction Start	April-28	Construction End	May-30
Construction Duration	25 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$152,880,855	Total Project Escalated	\$169,036,721
		Rounded Escalated Total	\$169,037,000
Amount funded in Prior Biennia			\$13,021,000
Amount in current Biennium			\$147,810,000
Next Biennium			\$0
Out Years			\$8,206,000

Acquisition			
Acquisition Subtotal	\$12,566,000	Acquisition Subtotal Escalated	\$12,566,000

Consultant Services			
Predesign Services	\$455,000		
Design Phase Services	\$4,398,425		
Extra Services	\$3,437,760		
Other Services	\$2,729,902		
Design Services Contingency	\$1,221,054		
Consultant Services Subtotal	\$12,242,142	Consultant Services Subtotal Escalated	\$13,306,796

Construction			
Maximum Allowable Construction Cost (MACC)	\$105,216,302	Maximum Allowable Construction Cost (MACC) Escalated	\$117,622,234
DB-Bridging Risk Contingencies	\$0		
DB-Bridging Management	\$0		
Owner Construction Contingency	\$5,260,815		\$5,918,944
Non-Taxable Items	\$0		\$0
Sales Tax	\$10,053,418	Sales Tax Escalated	\$11,242,247
Construction Subtotal	\$120,530,535	Construction Subtotal Escalated	\$134,783,425

Equipment			
Equipment	\$6,000,000		
Sales Tax	\$546,000		
Non-Taxable Items	\$0		
Equipment Subtotal	\$6,546,000	Equipment Subtotal Escalated	\$7,364,905

Artwork			
Artwork Subtotal	\$840,979	Artwork Subtotal Escalated	\$840,979

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$155,200		
Project Administration Subtotal	\$155,200	Project Administration Subtotal Escalated	\$174,616

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$152,880,855	Total Project Escalated	\$169,036,721
		Rounded Escalated Total	\$169,037,000

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Report Number: CBS002

Date Run: 9/15/2025 7:26AM

Project Number: 40000412

Project Title: King County Vehicle Maintenance Shop (VMS)

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 3

Project Summary

The Washington Military Department (MIL) is requesting state funding to design and construct a new Vehicle Maintenance Shop (VMS) in North Bend, in support of the relocation of the Washington Army National Guard (WAARNG) from the Ballard-Interbay site in downtown Seattle. The Military Department purchased land in North Bend for this purpose in June 2025, is currently working on the pre-design, and is requesting funding for the design and construction beginning in FY2027.

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 budgets 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.

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The Seattle Armory is currently home to the 181st Brigade Support Battalion, which provides logistics support such as supply distribution, maintenance support, and health services to the 81st Brigade. The mission of the 181st Brigade Support Battalion requires a Fleet Maintenance Shop (FMS), or its modern equivalent, a Vehicle Maintenance Shop (VMS), to be in close proximity. This collocation forms the WAARNG NW Regional Anchor Site.

The current Seattle Armory was built in 1972 on a 24.75-acre parcel in the heart of the city of Seattle near Pier 91 (a cruise ship terminal) at 1601 W Armory Way. The Military Department conducted an extensive survey and assessment of the Seattle Armory which revealed the facility is functionally inadequate, structurally compromised, and cannot be economically renovated or altered to meet current building codes or required support functionality. The Makers Study, a 2004 OFM-directed study to guide Military Department facility planning, in conjunction with the department's own assessment and an engineering survey funded by the National Guard Bureau (NGB), helped the Military Department reach this conclusion.

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- The assembly hall (4,100 sq. ft.) is 65 percent of the size the units are authorized, far too small for the number of WAARNG members stationed there;
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- Secure armory rooms (vaults) are not up to code and are too small for the number of weapons assigned there, which means they are unusable for proper weapons storage;
- The administrative space is too small for the number of full-time employees who work there;
- The kitchen (2,200 sq. ft.) is too small to cook for and serve the number of soldiers using the armory during drill;
- There is no remaining space on the property to expand the facility's footprint;
- The exterior of the building shows excessive wear and tear, as well as mildew;
- Ventilation in the women's restroom is lacking, which has caused mold to grow on the shower ceilings;
- Windows and floor tiles need to be replaced;

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Project Title: King County Vehicle Maintenance Shop (VMS)

Description

- There is no physical fitness room;
- There is no lactation room;
- Concrete floors show cracks on more than 80 percent of the area; and
- Plumbing requires an overhaul, as the building has had several water pipe leaks.

Field Maintenance Shop (FMS) Inadequacies:

- There are not enough maintenance bays, and the ones that are located there are too small to accommodate the assigned vehicles; and
- The FMS does not have the cranes and other tools and equipment necessary to properly carry out its mission.

Operational Inadequacies:

- Due to its location in downtown Seattle, the accompanying downtown traffic and the lack of proximity of a highway, convoy movement is severely limited in and out of this facility;
- National Guard traffic in and out of the Seattle Armory and/or FMS disrupts the surrounding residential tenants and commercial traffic;
- The roads, exits, and entrances are too small to accommodate the large National Guard vehicles;
- During an actual disaster, units stationed at this facility would be operationally trapped in downtown Seattle due to traffic and would be unable to respond;
- The minimal exterior lighting is not enough to deter criminals from damaging or attempting to steal the high-value National Guard vehicles and assets parked on site; and
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“Once the national guard facilities are funded and constructed and the national guard is relocated in a new, fully operational readiness center, and the department of defense has released its use restrictions on the property, the Interbay property will be available for redevelopment.”

Once WAARNG relocation has concluded, the Ballard-Interbay state lands development authority created in this Act may take control of the site.

The Military Department has already completed purchase of a 25-acre parcel in North Bend and is requesting funding to conduct the design of the VMS in FY2027.

This project would provide three specific outcomes:

1. Assigned National Guard units will have modern facilities which fully support training requirements and provide adequate space for equipment and vehicles and comply with military Anti-Terrorism Force Protection (AT/FP) standards.
2. The King County Region will benefit from having National Guard facilities and units that are positioned to be able to respond to the region's needs in a disaster, rather than being landlocked and trapped.
3. The current Seattle Armory land will be vacated and made available for other uses.

If this project does not proceed, the 181st Brigade Support Battalion and FMS will continue to struggle to fit into the existing and inadequate Seattle Armory space, and efforts to repurpose the Ballard-Interbay site will be delayed.

As the new King County Readiness Center and Vehicle Maintenance Shop (VMS) are designated as the state's NW Regional Anchor Site, the two components cannot be split from one another for more than a short period as daily operations support each other. Therefore, though the Readiness Center and VMS are two separate capital projects, they should be completed as close to concurrent as possible to maintain operational effectiveness.

2. What will the request produce or construct; e.g., predesign or design of a building, construction of additional space? 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 request would fund the VMS portion of the NW Regional Anchor Site. The VMS would include:

- 650 sq. ft. of office area
- 850 sq. ft. of classroom space
- 1,965 sq. ft. of latrine, shower, locker, and break area
- 13,616 sq. ft. of maintenance workbays
- 2,048 sq. ft. of vehicle wash bay
- 10,000 sq. ft. for a detached military vehicle storage building

Capital Project Request

2025-27 Biennium

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Version: C6 MIL Supplemental Request

Report Number: CBS002

Date Run: 9/15/2025 7:26AM

Project Number: 40000412

Project Title: King County Vehicle Maintenance Shop (VMS)

Description

- 3,890 sq. ft. detached storage for flammable, controlled waste and unheated unit
- 1,635 square yards for personally owned vehicle parking (10 percent EV Chargers, 10 percent EV Capable, and 10 percent EV Ready)
- 5,000 square yards of access and entrance roads
- 24,985 square yards for military vehicle parking
- Fueling Facility (dispensing pump and storage tank)
- Sidewalks, roads, flagpoles, trash, solar photovoltaic and all utilities.

If funded, this request would allow the Military Department to begin and complete the design-build process for the construction of a new readiness center on its North Bend property.

An aggressive timeline for the King County Vehicle Maintenance Shop is as follows:

Predesign start: N/A

Predesign end: N/A

Design start: May-26

Design end: Sep-26

Construction start: Jan-27

Construction end: Jul-28

The VMS portion has a shorter projected timeline than the Readiness Center because the Military Department can re-use design plans from the Thurston County VMS project as a starting point and the facility's smaller footprint.

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

This request provides the Military Department with a path to constructing both a Readiness Center and Vehicle Maintenance Shop (VMS) – the modern equivalent of an FMS – on the already acquired land in North Bend to enable stationed units to vacate the Interbay site in Seattle. The Interbay site cannot be transferred to the Ballard-Interbay Development Authority until the National Guard has relocated its operations to a new site.

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.

One alternative solution is to stagger the progress on the Readiness Center and Vehicle Maintenance Shop. Ideally both will be completed on similar timelines to keep the integrity of unit operations. The 181st Brigade Support Battalion would lose operational effectiveness if their personnel, vehicles, and vehicle maintenance operations are geographically separated – but the battalion could tolerate the inconvenience on a short-term basis.

245 - Military Department Capital Project Request

2025-27 Biennium

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Project Title: King County Vehicle Maintenance Shop (VMS)

Description

Another alternative solution is to continue to have the 181st Brigade Support Battalion remain in the Seattle Armory and FMS. Though this is a viable solution for the Military Department, the Seattle Armory and FMS both have significant operational and geographical limitations. The existing facilities are more than 50 years old, need significant structural repair and renovation, and no longer meet the agency's operational needs.

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

This project is one of two projects that must occur for the National Guard to vacate the Ballard-Interbay site and transition the land to the Ballard-Interbay state lands development authority.

Within the Military Department, this request impacts the Washington Army National Guard's 181st Brigade Support Battalion. The VMS provides logistical support and vehicle maintenance to the 181st Brigade, and must be collocated with the Readiness Center.

This project would also impact the King County region and surrounding geographical communities which will benefit from having National Guard facilities and units that are positioned to be able to respond to the region's needs in a disaster, rather than the National Guard being landlocked and trapped within Seattle.

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 supplemental funding request is for state funds, State Building Construction Account 057-1, and does not leverage federal funding. The Military Department has also requested federal funding for the VMS, but the earliest possible federal funding date is 2033. The only way to expedite this timeline is by using state funding.

However, the facility will qualify for federal support for operations and maintenance once completed.

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.

The construction of a new NW Regional Anchor Site directly aligns with and supports the Military Department's strategic plan by enhancing agency performance in the core areas of readiness, response, and resilience, as outlined in the agency's mission, vision, values, and goals.

Strategic Alignment

a. Readiness – Empowering Preparedness Through Facilities and Training Resources

This funding request is necessary for the successful completion of the NW Regional Anchor Site Replacement Project. Moving the site from Seattle to North Bend will improve readiness by addressing current spatial and operational limitations identified in prior space programming studies and needs assessments. The construction of a NW Regional Anchor Site will provide the

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Description

181st Brigade Support Battalion with modern, functional environments for enhanced command-and-control thereby improving the agency's readiness.

By aligning physical infrastructure with mission-critical needs, the NW Regional Anchor Site Replacement Project supports the strategic goal by providing an environment to empower the Military Department and its partners to effective disaster readiness.

b. Response – Enabling Timely and Effective Emergency Actions

This request will allow the WAARNG to move to a modern and efficient NW Regional Anchor Site, providing the necessary functional improvements to the agency's leadership to better provide timely and relevant response support to impacted communities supported by the Washington National Guard.

The establishment of an enhanced NW Regional Anchor Site aligns with feasibility studies that indicate existing infrastructure limitations hinder optimal response capabilities and interagency coordination.

c. Resilience – Building Durable Systems and Infrastructure

Resilience in a building involves designing and constructing systems and infrastructure that can withstand and recover quickly from disruptions like natural disasters, climate change impacts, or human-induced hazards. This ensures essential services like energy, water, transportation, and communication networks continue functioning, and that communities maintain safety and well-being. The NW Regional Anchor Site Replacement Project is a perfect example of this, as the new Anchor Site will be constructed with resiliency in mind; e.g., robust design and construction, adaptive and flexible systems, and operational continuity.

This funding request ensures that the NW Regional Anchor Site Replacement Project continues to fruition, providing long-term resilience of the Military Department's mission.

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

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 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

Not applicable.

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

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describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

This request includes funding for LEED Silver certification, as required by RCW 39.10 and DES Design-Build Best Practices Guidelines.

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?

Please see our answers to Question 5 and 7.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No, this funding request is not eligible for Direct Pay.

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

No additional information is provided.

14. 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 to this funding request.

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 to this funding request.

16. In the agency summary, include the statement, "Related to implementing the Governor's Salmon Strategy." See Chapter 14 in the 2025-27 operating budget instructions for more information. (Note: This question is not in CBS but does need a response if applicable).

Not applicable to this funding request

Location

City: North Bend

County: King

Legislative District: 012

245 - Military Department Capital Project Request

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Project Title: King County Vehicle Maintenance Shop (VMS)

Description

Project Type

Major Projects-New Facilities

Growth Management impacts

N/A.

New Facility: Yes

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	79,066,000				76,257,000
	Total	79,066,000	0	0	0	76,257,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	2,809,000			
	Total	2,809,000	0	0	0

Operating Impacts

No Operating Impact

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington Military Department	
Project Name	King County Area Field Maintenance Shop	
OFM Project Number		

Contact Information		
Name	Adam M. Iwaszuk	
Phone Number	253-5128702	
Email	adam.m.iwaszuk.civ@army.mil	

Statistics			
Gross Square Feet	31,380	MACC per Gross Square Foot	\$1,786
Usable Square Feet	28,527	Escalated MACC per Gross Square Foot	\$1,897
Alt Gross Unit of Measure			
Space Efficiency	90.9%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	5.42%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	9.10%	Location Used for Tax Rate	North Bend
Contingency Rate	5%		
Base Month (Estimate Date)	August-25	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule			
Predesign Start		Predesign End	
Design Start	May-26	Design End	September-26
Construction Start	January-27	Construction End	July-28
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$74,596,873	Total Project Escalated	\$79,066,494
		Rounded Escalated Total	\$79,066,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$76,257,000
Next Biennium			\$0
Out Years			\$2,809,000

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

Consultant Services			
Predesign Services	\$250,000		
Design Phase Services	\$4,090,736		
Extra Services	\$1,784,336		
Other Services	\$1,138,737		
Design Services Contingency	\$363,190		
Consultant Services Subtotal	\$7,627,000	Consultant Services Subtotal Escalated	\$7,902,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$56,044,160	Maximum Allowable Construction Cost (MACC) Escalated	\$59,542,353
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$2,802,208		\$2,997,242
Non-Taxable Items	\$0		\$0
Sales Tax	\$5,355,019	Sales Tax Escalated	\$5,691,103
Construction Subtotal	\$64,201,387	Construction Subtotal Escalated	\$68,230,698

Equipment			
Equipment	\$2,070,321		
Sales Tax	\$188,399		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,258,721	Equipment Subtotal Escalated	\$2,415,928

Artwork			
Artwork Subtotal	\$393,366	Artwork Subtotal Escalated	\$393,366

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$116,400		
Project Administration Subtotal	\$116,400	Project Administration Subtotal Escalated	\$124,502

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$74,596,873	Total Project Escalated	\$79,066,494
		Rounded Escalated Total	\$79,066,000