

CAPITAL BUDGET REQUEST

2026 Supplemental





Diana Dupuis
Director

STATE OF WASHINGTON

WASHINGTON STATE PARKS AND RECREATION COMMISSION

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September 15, 2025

Katherine Chapman-See
Office of Financial Management
PO Box 43113
Olympia, WA 98504-3113

Dear Director Chapman-See,

Enclosed is the Washington State Parks and Recreation Commission's 2026 supplemental capital request. Our approach is responsive to the Office of Financial Management's budget instructions while also addressing the needs of Parks' dual mission to provide healthy recreation and education opportunities and to ensure the care and protection of a vast collection of natural, cultural, and historical resources

Overview

State Parks manages an extensive system of 124 developed parks, parkways, and undeveloped properties, including 2,800 buildings and 75 marine facilities. Managing over 122,000 acres, the system provides a park or trail in nearly every county in the state for approximately 40 million annual visitors. The high level of use on the 112-year-old system continues to impact the condition of facilities, resulting in the need for ongoing repair and restoration to accommodate visitors, steward the resources, and preserve the park system.

2026 Supplemental Capital Budget Request

State Parks' approach to the supplemental capital budget used a multi prong assessment strategy. It took into consideration projects that are critical to sustain park operations and revenue streams, that are in alignment with the priorities of the Commission, that reflect priorities in the 10 Year Capital Plan, and that would be shovel ready in FY2027. Additionally, the process also took into account the agency's reappropriation amount and current biennial budget. While State Parks has \$79 million in reappropriated dollars, project work is on track to have spent or encumbered more than half of this by the end of FY2026. This includes spending all remaining funds for the new Nisqually State Park.

From this assessment, the following projects were identified:

- Statewide ADA Compliance is necessary to increase the agency's capacity to meet the obligations of the federal settlement agreement between Washington State Parks and the U.S. Attorney's Office.
- Statewide Facilities Infrastructure Backlog Reduction to address deferred maintenance issues to renovate and repair smaller facilities.

- Nisqually State Park New Campground Utilities and Roads Construction continues progress on the development of a new state park that will provide more camping opportunities in a system that is heavily used throughout the summer.
- Statewide Utility Infrastructure Preservation prioritizes aging and deteriorating sewer systems and the replacement of communications infrastructure.
- Statewide Code Compliance to repair, renovate and restore infrastructure related to unforeseen code compliance and regulatory requirements, providing flexibility for rapid response to emergent issues.
- Statewide Restroom and Comfort Station Replacement maintains and modernizes our highest used facilities in the park system.
- Millersylvania State Park Welcome Center and Entrance Modifications moves the current building out of a wetland area with high flooding and will restore the wetlands after removal.
- Ike Kinswa State Park Bulkhead Replacement is in a state of disrepair and in an unsafe condition with bank erosion exposing rebar, rotted lumber, and a 4-foot drop in some places.
- Federation Forest State Park Interpretive Center Improvements in partnership with tribe and local clubs, this completes the design, fabrication, and installation of new exhibits; facility improvements include improved accessibility and ADA compliance.
- Statewide Marine Facilities Preservation Construction replaces functionally and structurally obsolete marine facilities.

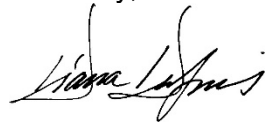
Summary

The Commission is committed to providing a park system that is accessible and contributes positively to the health of all people and their quality of life. Maintaining aging and highly used facilities is critical to keeping the parks safe and enjoyable for all Washingtonians. Investments in the park system help sustain revenue streams, which is imperative with 71 percent of Parks' operating budget coming from earned revenue.

Thank you for your consideration of our 2026 supplemental capital budget request. We look forward to working together to provide a healthy and safe state park system.

For information regarding this request contact Laura Holmes, Director of Business Support Services, at (360) 902-8621 or laura.holmes@parks.wa.gov.

Sincerely,



Diana Dupuis
Director

Enclosure

cc: Jen Masterson, Senior Budget Assistant to the Governor, OFM
Shelly Willhoite, Budget Assistant to the Governor, OFM
Laura Holmes, Business Support Services Director, WSPRC
Brian Considine, Legislative Relations Director, WSPRC
Van Church, Budget Director, WSPRC

Washington State Parks and Recreation Commission 2026 Supplemental Capital Budget Request

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465 - State Parks and Recreation Commission Ten Year Capital Plan by Project Class

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS001

Date Run: 9/15/2025 1:20PM

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	40000514 Statewide - ADA Compliance									
	057-1 State Bldg	107,000,000				2,000,000	30,000,000	75,000,000		
	Constr-State									
2	40000154 Statewide - Facility & Infrastructure Backlog Reduction 2025-27									
	057-1 State Bldg	2,500,000				2,500,000				
	Constr-State									
4	40000403 Statewide Electric, Water and Sewer Infrastructure Preserv 25-27									
	057-1 State Bldg	3,500,000				3,500,000				
	Constr-State									
5	40000103 Statewide - Code/Regulatory Compliance 2025-27									
	057-1 State Bldg	1,500,000				1,500,000				
	Constr-State									
6	40000497 Statewide Restroom and Comfort Station Replacement 2025-27									
	057-1 State Bldg	5,250,000				5,250,000				
	Constr-State									
7	40000498 Millersylvania Welcome Center and Entrance Modifications									
	057-1 State Bldg	3,240,000				630,000	2,610,000			
	Constr-State									
8	40000475 Ike Kinswa Bulkhead Replacement									
	057-1 State Bldg	1,634,000				1,634,000				
	Constr-State									
9	30000784 Federation Forest - Remodel Interpretive Center									
	057-1 State Bldg	1,570,000				1,570,000				
	Constr-State									
10	40000484 Statewide Marine Facilities 2025-27									
	057-1 State Bldg	1,618,000				1,618,000				
	Constr-State									
Total: Preservation (State-Owned)		127,812,000				20,202,000	32,610,000	75,000,000		

Project Class: Program Improvement (State-Owned)

465 - State Parks and Recreation Commission
Ten Year Capital Plan by Project Class
 2025-27 Biennium
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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS001

Date Run: 9/15/2025 1:20PM

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
3	40000153 Nisqually New Full Service Park									
	057-1 State Bldg Constr-State	21,897,000		(16,605,000)	16,605,000	11,733,000	10,164,000			

Project Class: Grant/Loan

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	40000513 Little Hoko River Floodplain Restoration									
	001-2 General Fund-Federal	1,000,000				1,000,000				

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	1,000,000				1,000,000				
057-1 State Bldg Constr-State	149,709,000		(16,605,000)	16,605,000	31,935,000	42,774,000	75,000,000		
Total	150,709,000		(16,605,000)	16,605,000	32,935,000	42,774,000	75,000,000		

Programmatic Agreement-
between the
Washington State Parks and Recreation Commission
and the
Department of Archaeology and Historic Preservation
Regarding
Implementation of the Governor's Executive Order 21-02

Whereas, the Washington State Parks and Recreation Commission (WSPRC) plans for, operates, manages, and administers the WSPRC system, and is responsible for preserving, maintaining, and interpreting the cultural resources on state lands in the public trust; and,

Whereas, the WSPRC state funded Capital developments, demolitions, and land acquisitions could impact cultural resources; and,

Whereas, the WSPRC maintains cultural resource staff and consultants meeting the Secretary of Interior's Professional Qualification standards in the fields of archaeology, history, architectural history, and curation; and,

Now, therefore, it is agreed that all state funded Capital projects, land acquisitions and demolitions will be administered in accordance with the following stipulations to satisfy the Executive Order 21—02; hereafter referred to as GEO 21-02 responsibilities.

STIPULATIONS

The WSPRC shall ensure that the following measures are carried out:

I. Purpose and Scope

- A. This Agreement sets forth the process by which the WSPRC—will meet its responsibilities for projects pursuant to GEO 21-02.
- B. The WSPRC Responsibilities – In compliance with its responsibilities under the SEPA and requirements of Cultural Resource Management Policy 12-98-1 (as amended in 2013) the WSPRC will be directly responsible for initiating consultation on individual projects with tribal governments pursuant to GEO 21-02.
- C. The WSPRC Responsibilities – the WSPRC will ensure that all cultural resource staff and/or consultants, employed under contract to conduct work in the field of cultural resources, meet the qualifications set forth in the Secretary of Interior's Professional Qualifications Standards for such work, or are under the direct supervision of such professionally qualified individuals.
- D. The WSPRC shall maintain site records, maps, or other records identifying archaeological and historic period sites on the WSPRC lands. The WSPRC and DAHP will share and update available site information per the terms of an existing data sharing

agreement. The WSPRC understands that site location information is exempt from public disclosure (RCW 42.56.300).

II. Review

For those state projects not exempted (see **Appendix I** for a complete list of project exemptions), the following process shall be followed.

This Agreement stipulates and addresses WSPRC compliance with GEO 21-02. Where a federal undertaking (per 36 CFR 800.16) exists, WSPRC shall recognize the Section 106 NHPA preemption and advise all other consulting parties of the federal lead agency status.

A. Initiation of GEO 21-02 Cultural Resource Review

For state funded Capital development, acquisition, or demolition projects, including grants or pass-through funding, the WSPRC will be responsible for establishing the project, and its components, defining the area of impact (AI), and identifying applicable state regulations. The WSPRC shall identify and initiate consultations with the DAHP, GOIA, and affected Tribes:

WSPRC shall assure that effective government-to-government consultations are undertaken at the appropriate level of communication. WSPRC shall maintain an administrative record of all government-to-government and technical consultations. WSPRC shall not delegate government-to-government consultations to non-WSPRC contractors or consultants.

B. Identification of Cultural Resources

The WSPRC will be responsible for identifying all cultural resources 45-years or older within the project AI, and take all reasonable action to avoid, minimize, or mitigate impacts to cultural resources included, or eligible for inclusion, in the NRHP. These activities will be carried out in consultation with the DAHP and affected Tribes in accordance with GEO 21-02. All identified cultural resources and reports will be submitted to DAHP's WISAARD database.

C. Finding of No Impact

If the WSPRC determines that no cultural resources 45-years or older and included, or eligible for inclusion, in the NRHP will be impacted by the project, the findings and documentation will be forwarded to the DAHP for concurrence. Copies of this documentation will be provided to all consulting parties. The DAHP will review this determination and provide written comments to the WSPRC within 30 calendar days after receipt of the WSPRC's finding.

If the DAHP does not concur with the WSPRC's findings, DAHP will submit a written explanation to the WSPRC within 30 calendar days after receipt of the WSPRC's

finding. If, through consultation, the WSPRC, affected Tribes, and the DAHP reach consensus, the process will move forward in accordance with this decision.

If any of the affected tribes or other parties disagrees with the decision, WSPRC, GOIA, and DAHP shall work to resolve the disagreement. If consensus is not reached, WSPRC, DAHP, and GOIA will meet with the Office of Financial Management policy and budget staff to identify an appropriate resolution.

D. Finding of No Adverse Impact

If the WSPRC determines that cultural resources 45-years or older and included, or eligible for inclusion, in the NRHP will be impacted by the undertaking, but no adverse impacts will occur, the findings and documentation will be forwarded to the DAHP for concurrence. Copies of this documentation will be provided to all consulting parties. The DAHP will review this determination and provide written comments to the WSPRC within 30 calendar days after receipt of the WSPRC's finding.

Where the determination of No Adverse Impacts requires the alteration, use or modification of any archeological resource protected under RCW 27.56, WSPRC shall apply for an archaeological excavation and alteration permit under RCW 27.56 and WAC 28-10 and work shall not commence until such permit has been issued.

If the DAHP or other affected Tribes does not concur with the WSPRC's findings, WSPRC shall seek to resolve the disagreement thru further consultations and will provide, GOIA and the DAHP a written explanation. If, through consultation, the WSPRC, the affected Tribes, GOIA, and DAHP reach consensus, the process will move forward in accordance with this decision, either to a finding of *no adverse impact* or *adverse impact*. If consensus is not reached, WSPRC, GOIA, and DAHP will meet with the Office of Financial Management policy and budget staff to identify an appropriate resolution.

E. Finding of Adverse Impact

If the WSPRC determines that an adverse impact will occur to cultural resources included, or eligible for inclusion, in the NRHP by the project the finding and supporting documentation will be forwarded to the affected Tribes, GOIA, and DAHP for comment.

WSPRC shall take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources. Supporting documentation may include a treatment plan for mitigating adverse impacts. The affected Tribes and DAHP will review this determination and provide written comments to the WSPRC within 30 calendar days after receipt of the WSPRC's finding. If any of the affected Tribes, GOIA, or DAHP objects to the

WSPRC's finding, the WSPRC shall consult further to resolve the disagreement and will indicate the reasons for non-concurrence and the WSPRC, DAHP, and GOIA, will consult further to resolve this matter by identifying project alternatives that may result in the undertaking having no adverse impact on archaeological or historic resources. If consensus is not reached, WSPRC, GOIA, and DAHP will meet with the Office of Financial Management policy and budget staff to identify an appropriate resolution.

III. Inadvertent Discoveries of Cultural Resources and Human Skeletal Remains

The WSPRC shall require as a part of state funded Capital projects, land acquisitions and demolitions, clauses requiring work stoppage in the immediate vicinity of the project due to the inadvertent discovery of cultural resources and human skeletal remains consistent with state laws RCW 27.44, RCW 27.53, RCW 68.50.645, RCW 27.44.055, and RCW 68.60.055 (see copy of Inadvertent Discovery Protocol in **Appendix II**).

IV. Terminate, Modify, and Amend

Any party to this programmatic agreement may terminate it for cause by providing 30 calendar days written notice to the other party, provided that the parties shall consult during the period prior to termination to seek agreement on amendments or other action that would avoid termination.

Both parties to this agreement agree to conduct a review of its effectiveness no earlier than six (6) months and no later than 15 months after its initiation. A review may result in mutually agreed upon modifications to the stipulations listed above. Thereafter this agreement shall be reviewed, updated, and renewed every five (5) years.

Execution and implementation of this Programmatic Agreement indicates that the WSPRC has considered the impacts of state funded Capital projects, land acquisitions and demolitions on cultural resources.

Allyson Brooks

Allyson Brooks (Jun 1, 2023 13:24 PDT)

State Historic Preservation Officer
Department of Archaeology and Historic Preservation

Jun 1, 2023

Date



Director
Washington State Parks and Recreation Commission

June 1, 2023

Date

Appendix I

WSPRC Projects Exempted from Review

The following are types of undertakings will not require GEO 21-02 consultation with DAHP (except where noted) or affected Tribes once the undertaking has been reviewed by the WSPRC cultural resource team to ensure that the location and/or nature of the activity is unlikely to affect a cultural resource and if it is limited to the activity specified and not part of a larger project. For applicable exemptions, the vertical and horizontal limits of previous construction or disturbance must be established through adequate subsurface archaeological and/or geotechnical investigations or have been verified by a WSPRC professional archaeologist. Exemptions within previous construction or disturbance limits must also demonstrate that no archaeological site deposits are present in the fill materials.

For all projects in this Appendix, WSPRC shall assure professional review and decide that the specific project meets the listed types that will require no further cultural resource consultations. If a project is exempted from GEO 21-02 review, WSPRC will provide a short project description, map, and the exemption used in an email to DAHP, GOIA, and Tribes prior to construction. Some of the exemptions will not be applicable for projects at specific WSPRC parks and properties where affected Tribes have expressed concerns and requested GEO 21-02 consultation.

If at any time during the undertaking information becomes available that would make the exemption inapplicable, including but not limited to a change in the undertaking design plans, the discovery of cultural resources and/or human remains, the GEO 21-02 process shall be initiated by WSPRC.

1. Maintenance or repair of existing boat launches/ramps, boat pump-outs, catch-basins, curbs, floats (including in-kind additions), gangways, gutters, log booms, marina slips, overlays, piers, pilings, marine docks, moorings, buoys, anchors, and marine safety appurtenances within the demonstrated vertical and horizontal limits of previous construction or disturbance.
2. All necessary repairs and maintenance work that does not involve excavations on existing utility infrastructure.
3. All necessary repairs of above ground elements associated with existing developed landscape features, devices, and recreational units including gates, shelters, fountains, RV dump stations, play courts and play structures, amphitheaters, swim areas, fish cleaning stations, bollards, tent pads, group facilities, fire rings, and braziers.
4. In-kind replacement or repairs of footings, signs/bulletin boards and associated posts, post markers, and administrative/informational kiosks within previous disturbance.
5. Fencing when no grading or other landscaping is involved (e.g., zigzag fencing).

6. Accessibility upgrades on buildings and other park features less than 45 years old. For buildings more than 45 years of age, only DAHP will be consulted.
7. All necessary repair and maintenance work on exterior buildings and other facilities to include surface materials such as siding, trim, roofing, windows, doors, gutters, and structural support to preserve existing buildings and structures less than 45 years of age. For buildings more than 45 years of age, only DAHP will be consulted.
8. Placement or replacement of fill materials and surfacing on existing park roads, swim beaches, boat launches, and trails (including bike paths, horse trails, long distance trails and ADA trails) for purposes of smoothing or leveling these surfaces to meet safety criteria within the demonstrated vertical and horizontal limits of previous construction or disturbance.
9. Removal of derelict vessels that are younger than 45 years of age.
10. Installation or replacement of surface jersey/safety barriers.
11. Repaving, repair, and/or remarking of road surfaces, parking lots, curbs, and sidewalks when work is limited to within the demonstrated vertical and horizontal limits of previous construction or disturbance.
12. Replacement, repairs, and/or extensions of culverts and other drainage structures within the demonstrated vertical and horizontal limits of previous construction or disturbance.
13. Routine roadway, roadside, pavement, and drainage system maintenance activities necessary to preserve existing infrastructure and maintain safety, drainage conveyance, and storm water treatment within the demonstrated vertical and horizontal limits of previous construction or disturbance.
14. Trail, walkway, and pathway maintenance, repair, or rehabilitation activities necessary to preserve existing infrastructure and maintain safety within the demonstrated vertical and horizontal limits of previous construction or disturbance.
15. Railway crossing signs, information signs, gates, bollards, signal installation or modification within existing railway ballast.
16. Emergency structural repairs to maintain the structural integrity of a bridge less than 45 years of age. Bridge reconstruction which does not include widening or modification of piers, and abutments, but which may include bridge repairs, deck replacement or repair of railings or other maintenance work.
17. Placement of fill material on existing side slopes of intersections, crossroads, and accesses for the purpose of flattening these slopes to meet safety criteria.

18. Placement of riprap within an area previously disturbed by vertical and horizontal construction activities, or storm damage to prevent erosion of waterways and bridge piers.
19. Landscaping, revegetation, weed control, or seed germination methods within the demonstrated vertical and horizontal limits of previous construction or disturbance or in newly (less than 50 years) accreted sediments.
20. Adding topsoil on top of grade for seeding or planting.
21. Individual emergency tree removal activities where soil disturbance is incidental to the work and stump grinding is not included. If a tree may be culturally modified, DAHP and affected Tribes will be consulted prior to its removal.
22. In areas that have been investigated for cultural resources within the past five (5) years, prescribed fire where recreational trails are utilized for control lines.
23. In areas that have been investigated for cultural resources within the past five (5) years, slash pile burning where conditions allow minimal control lines (24-inches of bare soil around the pile).
24. In areas that have been investigated for cultural resources within the past five (5) years, pile burning in the presence of a minimum of 6-inches of snow.
25. In areas that have been investigated for cultural resources within the past five (5) years, selected winter timber harvests over snow with a minimum depth of 24-inches.
26. Replacement in-kind of existing historic building fabric including interior and exterior materials and finishes consistent with the Secretary of the Interior's *Standards*.
27. Replacement of building elements to restore the original appearance of a historic building, such as roofs, siding, windows, interior finishes, or other materials. This restoration will be guided by the historical documentation (photos, drawing, etc.) or direct evidence on the building and will not be speculative.

Appendix II
WSPRC Template for Inadvertent Discoveries of Cultural
Resources and Human Skeletal Remains
XXX State Park, XXX County

Many of Washington's most important heritage sites reside on lands owned or managed by the Washington State Parks and Recreation Commission (WSPRC). Nearly all Washington State Parks contain one or more important historic buildings, structures, or archaeological sites. For this reason, archaeological surveys and historic building inventories are ordinarily commissioned as a part of background analysis and information gathering for park developments and undertakings. Results of these surveys are used during project planning to ensure every effort is made to avoid impacts to cultural resources. Yet, despite these efforts, there **always** remains some potential for unanticipated discoveries while working in Washington State Parks.

All unanticipated discoveries, both cultural resources and human skeletal remains, are subject to all applicable federal and state statutes, regulations, and executive orders. For these reasons, the Inadvertent Discovery Plan (IDP) provides useful guidance and instructions for circumstances when cultural resources or human skeletal remains are found. Please carefully read these instructions. If you have any questions, please contact the appropriate WSPRC Area Manager or the WSPRC archaeologist assigned to the undertaking. It is also strongly recommended that anyone conducting ground-disturbing activities watch the training video produced by Washington State Dept of Ecology: [Inadvertent Discovery of Cultural Resources or Human Remains: Training for Field Staff](#). This IDP for cultural resources and human skeletal remains is based on RCW 27.44, RCW 27.53, RCW 68.50.645, RCW 27.44.055, and RCW 68.60.055 and recommended language from the Department of Archaeology and Historic Preservation (DAHP).

INADVERTENT DISCOVERY PLAN FOR CULTURAL RESOURCES

If cultural resources are found during a project, activity in the immediate area of the find should be discontinued (stop), the area secured (protect), and the WSPRC archaeologists notified to assess the find (notify). When in doubt, assume the material is a cultural resource and implement the IDP outlined below.

Recognizing Cultural Resources-Types of Historic/Precontact Artifacts and/or Activity Areas That May Be Found

- **Artifacts-** Both historic and precontact artifacts may be found exposed in backhoe trenches or back dirt piles.
 - Precontact artifacts may range from finished tools such as stone pestles, arrowheads/projectile points, shell beads, or polished bone tools to small pieces or "flakes" or "chips" of exotic stone such as chert, jasper, or obsidian.
 - Historic artifacts may include older (more than 50 years) nails, plates/ceramics, bottles, cans, coins, glass insulators, or bricks.
 - Old abandoned industrial materials from farming, logging, railways, lighthouses, and military installations.
- **Activity Area/Cultural Features-** While excavating trench lines look for evidence of buried activity areas/cultural features such as old campfire hearths or buried artifacts.

- An area of charcoal or very dark stained soil with artifacts or burned rocks may be a fire hearth.
- A concentration of shell with or without artifacts may be shell midden deposits.
- Modified or stripped trees, often cedar or aspen, or other modified natural features, such as rock drawings or carvings
- Historic building foundation/structural remains- During excavation, buried historic structures (e.g., privies, building foundations) that are more than 50 years old may be found.
- Bone- Complete or broken pieces of bones may be discovered exposed in trench walls or in back dirt piles. Bone of recent age is usually transparent or white in color. Older bone is usually found in various shades of brown. Burned bone is usually black or, if heavily burned, bluish-white.

Steps to Take If a Cultural Resource Is Found During Construction

1. **Stop** if a cultural resource(s) is observed or suspected, all work within the immediate area of the discovery must stop.
2. **Protect** the area from further disturbance. Do not touch, move, or further disturb the exposed materials/artifacts. Create a protected area with temporary fencing, flagging, stakes, or other clear markings that is large enough (30 feet or larger) to protect the discovery location area. The WSPRC archaeologist can help determine the size of the protected area. Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site.
3. **Notify** the WSPRC archaeologist. If the area needs to be secured, notify the Park Ranger or Park staff as well.
4. If requested by the WSPRC archaeologist, take photographs with a scale (e.g., pen, coin, etc.) and collect geospatial information of the discovery site to document the initial finds.

What Not to Do If a Cultural Resource Is Found During Construction

- Do not remove any artifacts from the site of the discovery.
- Do not dig out objects protruding from any trench walls as this may cause further damage to artifacts and/or destroy important contextual information.
- Do not share any information about the find, including on social media, except as necessary to implement the IDP.

What Happens Next?

1. The find will be assessed by a professional archaeologist (may be a WSPRC archaeologist or an archaeology consultant).
 - a. If the find is not a cultural resource, construction work may resume.
 - b. If the find is a cultural resource, the WSPRC archaeologist will contact the DAHP and affected Tribes, as appropriate, to develop a suitable treatment plan for the resource.
2. Construction work may resume in the protected area after the WSPRC archaeologist assigned to the undertaking has determined that the find has been adequately investigated and, if necessary, a treatment plan and monitor are in place to protect any remaining archaeological deposits.

INADVERTENT DISCOVERY PLAN FOR HUMAN SKELETAL REMAINS

Native American burials and historic grave sites are common features on Washington State Park lands. These remains, as well as any associated artifacts or funerary objects, are protected under state law and, if the park is a federal lease, applicable federal law. If you discover human remains (or bones that you believe may be human remains) during construction, please follow these important instructions. It is imperative that reporting and treatment of any human remains found during construction or any ground-disturbing activities are treated with utmost dignity and respect.

Steps to Take If Human Skeletal Remains are Found During Construction

1. **Stop** if human skeletal remains observed or suspected, all work within the immediate area of the discovery must stop.
2. **Protect** the area from further disturbance. Do not touch, move, or further disturb the remains. Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection in place and shield them from being photographed. Create a protected area with temporary fencing, flagging, stakes, or other clear markings that is large enough (30 feet or larger) to protect the discovery location area. The WSPRC archaeologist can help determine the size of the protected area. Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site.
3. **Notify** local law enforcement (Park Ranger) and the appropriate county medical examiner/coroner as soon as possible. If you are unsure if the remains are human, the physical anthropologist at DAHP may be called. Also notify the Area Manager, the WSPRC archaeologist, and the WSPRC Curator of Collections/NAGRPA Specialist of the discovery of the remains.
4. If requested by the local law enforcement, the county coroner/examiner, the DAHP physical anthropologist, or the WSPRC archaeologist, take photographs with a scale (e.g., pen, coin, etc.) and geospatial information of the discovery site to document the initial finds.

What Not to Do If Human Skeletal Remains are Found During Construction

- Do not pick up or remove anything.
- Do not take any photographs of the remains unless instructed to do so by local law enforcement, the county coroner/examiner, the DAHP physical anthropologist, or the WSPRC archaeologist. If pictures are requested, be prepared to photograph them with a scale (e.g., pen, coin, etc.) and collect geospatial information of the remains.
- Do not call 911 unless you cannot reach local law enforcement or the coroner/examiner by other means.
- Do not share any information about the find, including on social media, except as necessary to implement the IDP.

What Happens Next?

1. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and decide whether those remains are forensic (crime-related) or non-forensic.
 - a. If forensic, the county medical examiner/coroner will retain jurisdiction over the remains.

- b. If non-forensic, the county medical examiner/coroner will report that finding to the DAHP who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected Tribes of the remains. The State Physical Anthropologist will decide whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected Tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
 Note: The WSPRC archaeologist assigned to the undertaking will be coordinating and consulting with the DAHP, affected Tribes, and other groups as necessary. Additionally, WSPRC's Curator of Collections/NAGPRA Specialist should be included on all written and/or verbal correspondence until the remains have been officially transferred from WSPRC's possession to an outside authority. Until the remains are transferred off of WSPRC's property, it is the responsibility of the Curator of Collections/NAGPRA Specialist to document and track the information regarding all human remains and associated funerary objects (including all material from excavation areas/units from which the human remains were removed).
2. Construction work may resume in the protected area after the WSPRC archaeologist assigned to the undertaking has determined that the find has been adequately investigated and, if necessary, a treatment plan and monitor are in place.

EMERGENCY CONTACTS

WSPRC Archaeologists

Jennifer Wilson, Archaeology Program Manager Email: jennifer.wilson@parks.wa.gov	(360) 787-6511 (cell) (360) 902-8637 (office)
Shari Silverman, Archaeologist SW Region Email: shari.silverman@parks.wa.gov	(435) 260-9894 (cell) (360) 902- 8640 (office)
Sarah DuBois, Archaeologist Eastern Region Email: sarah.dubois@parks.wa.gov	(509) 972-5884 (cell) (509) 665-4336 (office)
Sean Stcherbinine, Archaeologist NW Region Email: sean.stcherbinine@parks.wa.gov	(360) 770-1419 (cell)

WSPRC Curator of Collections/NAGPRA Specialist

Alicia L. Woods, Statewide Curator of Collections & NAGPRA Specialist Email: alicia.woods@parks.wa.gov	(360) 586-0206 (office)
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State Physical Anthropologist

Guy Tasa, DAHP	(360) 790-1633 (cell)
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Assistant State Physical Anthropologist

Alex Garcia-Putnam, DAHP	(360) 890-2633 (cell)
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County Coroner/Examiner

UPDATE THIS INFO-Contact will vary by location, DAHP maintains a list on their website.

Local Law Enforcement

UPDATE with appropriate State Park Ranger or non-park law enforcement (as appropriate)...

Area Manager

UPDATE THIS INFO-Contact will vary by location.







GEO 21-02 PA to sign

Final Audit Report

2023-06-01

Created:	2023-06-01
By:	Becca Cook (becca.cook@dahp.wa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAX59LbgaJsOEcn8WNA8_Apn73lgNrfJl

"GEO 21-02 PA to sign" History

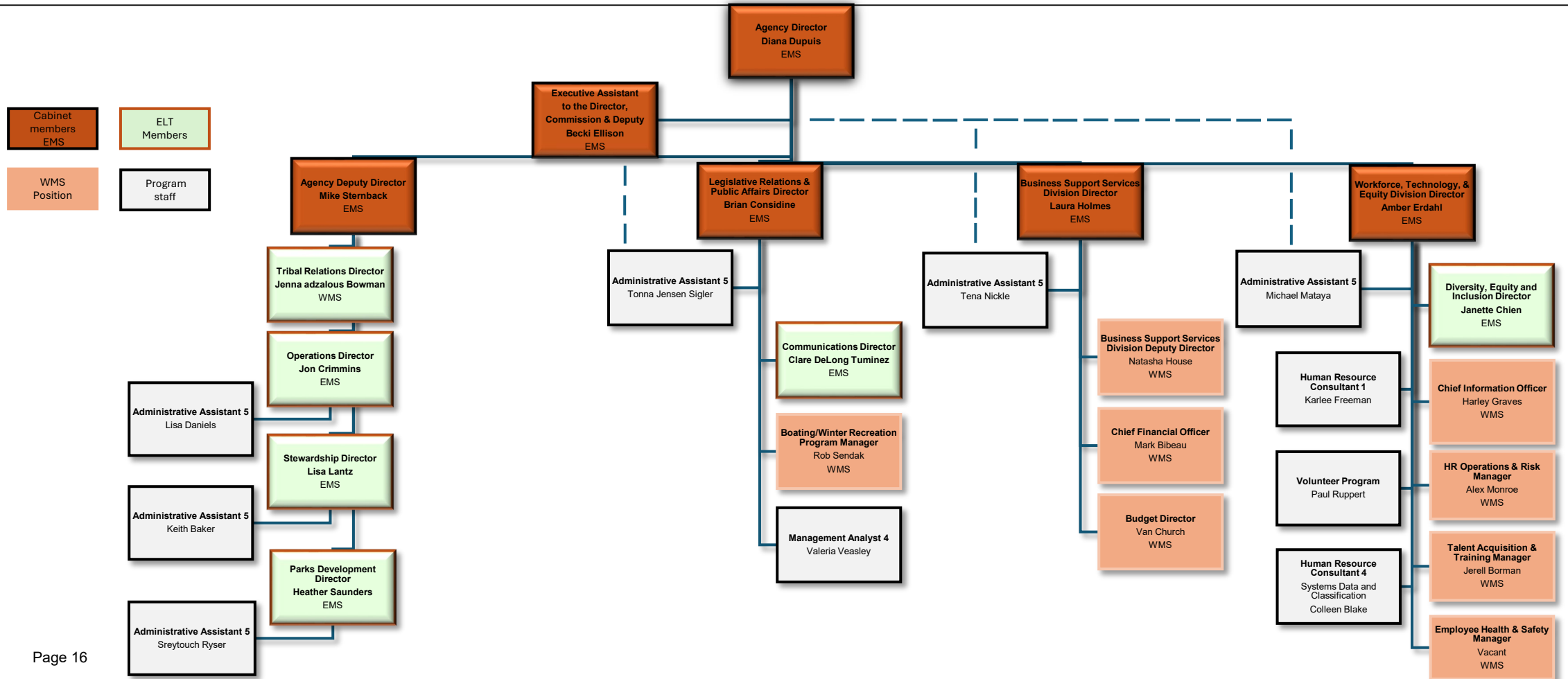
-  Document created by Becca Cook (becca.cook@dahp.wa.gov)
2023-06-01 - 8:17:06 PM GMT
-  Document emailed to allyson.brooks@dahp.wa.gov for signature
2023-06-01 - 8:18:56 PM GMT
-  Email viewed by allyson.brooks@dahp.wa.gov
2023-06-01 - 8:20:47 PM GMT
-  Signer allyson.brooks@dahp.wa.gov entered name at signing as Allyson Brooks
2023-06-01 - 8:24:41 PM GMT
-  Document e-signed by Allyson Brooks (allyson.brooks@dahp.wa.gov)
Signature Date: 2023-06-01 - 8:24:43 PM GMT - Time Source: server
-  Agreement completed.
2023-06-01 - 8:24:43 PM GMT



Washington State Parks and Recreation Commission

Agency Leadership

Updated July 2025



2026 Puget Sound Action Agenda Implementation

Capital Budget

CBS Number	Project Title
40000103	2025-27 Statewide Code/Regulatory Compliance
40000154	2025-27 Facility & Infrastructure Backlog Reduction
40000484	2025-27 Statewide Marine Facilities
40000497	2025-27 Statewide Restroom & Comfort Station Replacement

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 4:34PM

Project Number: 40000514

Project Title: Statewide - ADA Compliance

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 1

Project Summary

This request supplements the Statewide – ADA Compliance 2025–27 appropriation (CBS #40000107) and is necessary to increase the agency's capacity to meet the obligations of the federal settlement agreement between Washington State Parks and the U.S. Attorney's Office (USAO #2023v00508; DJ #204-82-233), executed on August 26, 2024.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

In 2023, a federal discrimination complaint under the Americans with Disabilities Act (ADA) was made to the US Department of Justice (DOJ) by a state park visitor after sustaining an injury while using a campsite. The DOJ, acting through the US Attorney's Office (USAO), investigated the complaint and found that State Parks was not in compliance with the ADA. Due to the agency's efforts to comply with the ADA and its cooperation with the investigation, the DOJ opted to enter into a settlement agreement ("agreement") with State Parks in lieu of pursuing further legal actions. State Parks and the USAO entered into an agreement on August 26, 2024, that requires several actions by State Parks, one of which is to remediate public-facing facilities, along with their associated paths of travel, that were constructed or altered after July 26, 1992, to bring them into compliance with the ADA accessibility standards. The agreement requires State Parks to begin this remediation work by October 1, 2025, and complete it by June 30, 2031.

State Parks requested and secured \$3M in ADA compliance funding in the 2025-27 biennium. Since the original budget request was made, State Parks has identified the scope of the required remediation, referred to as the Remediation Plan. The Remediation Plan was completed and submitted to the USAO in August 2025 and identified 8,384 accessibility barriers. The estimated cost to remediate those barriers is much greater than anticipated at the time the agreement was signed, or the 2025-27 capital budget request was submitted. State Parks estimates the overall cost for remediation work at \$110 million in 2025 dollars.

2. WHAT IS THE PROJECT?

This project implements the Remediation Plan required under the federal settlement agreement, focusing on the removal of accessibility barriers in facilities where activities, programs, and services are provided to the public. The work is scheduled across a six-year compliance period (2025–2031) and represents a targeted subset of corrective actions identified in the agency's broader Title II ADA Transition Plan.

The remediation effort includes facility and site modifications designed to ensure compliance with the (ADA), improve equitable access for millions of annual visitors, and reduce the agency's exposure to legal and financial risk. The \$3 million already secured in the 2025–27 capital budget provides the initial funding necessary to begin this work, with supplemental resources requested to expand capacity, accelerate progress, and demonstrate the agency's ongoing commitment to meeting federal accessibility requirements.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

Supplemental funding for ADA compliance will build upon the \$3 million appropriated in the 2025-27 biennium and enhance the agency's capacity to meet the requirements of the federal settlement agreement. While this additional funding will not fully resolve all identified accessibility deficiencies, it will meaningfully accelerate progress beyond what is achievable with the biennial appropriation alone. This investment will allow the agency to expand project delivery capacity, address a greater number of priority barrier corrections, and demonstrate measurable advancement toward full compliance with federal mandates and the agency's commitment to equitable access.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 4:34PM

Project Number: 40000514

Project Title: Statewide - ADA Compliance

Description**4. WHAT ALTERNATIVES WERE EXPLORED?**

Given the scale, complexity, and federally mandated timeline of the Remediation Plan, State Parks evaluated multiple implementation strategies to ensure that ADA barrier corrections are delivered in a manner that balances compliance obligations, fiscal responsibility, operational feasibility, and long-term value. In doing so, the agency assessed repair versus replacement approaches, prioritizing durable solutions that minimize future maintenance liabilities and maximize lifecycle benefits.

Three primary funding and implementation alternatives were analyzed, each presenting distinct implications for cost, staffing, permitting, construction sequence, and impacts to public access:

Alternative 1 – Six-Year Completion (Settlement Timeline):

Complete all remediation by June 30, 2031, consistent with the federal settlement agreement. This model requires an estimated \$110 million across three biennia (\$3M secured in 2025–27; \$2M supplemental request; \$30M in 2027–29; and \$75M in 2029–31), supported by a substantial increase in staff capacity across multiple programs. While this approach would fully satisfy the settlement terms, it is operationally challenging due to compressed construction schedules, significant permitting demands, and the likelihood of extended facility closures, which would reduce public access and visitor revenue.

Alternative 2 – Eighteen-Year Completion (Extended Timeline):

Implement remediation work over an 18-year period, subject to U.S. Attorney's Office (USAO) approval. Funding would be distributed across multiple biennia (\$3M secured; \$2M supplemental request; \$7M in 2027–29; and \$15M in subsequent biennia). This model alleviates annual fiscal and staffing pressures, allows for better integration with State Parks' capital planning cycles, and distributes visitor impacts more evenly. However, it delays full ADA compliance, prolongs exposure to risk, and would require federal approval of an amended schedule.

Alternative 3 – Twenty-Four-Year Completion (Extended Timeline):

Extend the remediation effort across a 24-year horizon, with biennial funding of approximately \$10M after 2027–29 (\$3M secured; \$2M supplemental request; \$7M in 2027–29). This option further smooths financial and staffing requirements, but significantly delays accessibility outcomes, lengthens compliance exposure, and increases the risk of non-acceptance by the USAO.

After reviewing these alternatives, State Parks has determined that full completion within six years is not financially or operationally feasible without extraordinary resource infusions. Accordingly, in September 2025 the agency formally communicated these constraints to the USAO and requested consideration of an extended compliance timeline. Securing supplemental funding in 2026 is essential to demonstrate measurable progress, sustain federal confidence in State Parks' commitment to accessibility, and strengthen the agency's position in negotiating a more achievable, phased remediation schedule.

5. WHO BENEFITS FROM THE PROJECT?

Washington's state park system serves approximately 40 million visitors annually. Implementation of the Remediation Plan will directly benefit individuals with disabilities by removing accessibility barriers and ensuring equitable use of park facilities, campsites, trails, and other recreational amenities statewide. More broadly, all visitors will benefit from safer, more inclusive, and better-designed facilities that meet federal accessibility standards. In addition, the project will help preserve the long-term functionality of park infrastructure, buildings, utilities, marine facilities, and trails, by ensuring upgrades and repairs are carried out in compliance with the ADA, thereby enhancing the overall visitor experience and protecting the integrity of the park system for future generations.

**465 - State Parks and Recreation Commission
Capital Project Request**

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 4:34PM

Project Number: 40000514

Project Title: Statewide - ADA Compliance

Description

Public access to facilities requiring accessibility barrier corrections will be limited or eliminated during construction work. These impacts are temporary, and the facility improvements will benefit the public once completed. The agency's ability to generate revenue from facilities under construction will also be temporarily impacted.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

- + Keep parks vibrant, accessible and well cared for.
- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.
- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.
- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

No.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seek to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 4:34PM

Project Number: 40000514

Project Title: Statewide - ADA Compliance

Description

While correcting accessibility barriers, it may be more cost-effective to replace facilities to correct barriers than to remodel the facilities to correct barriers. In this circumstance, the new facilities would meet current building codes and would likely be more efficient than the older facility with barriers.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

No.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

Approving this request for supplemental funding will demonstrate State Parks' continued commitment to meeting the requirements of the federal settlement agreement while advancing its broader mission of providing safe, inclusive, and accessible recreational opportunities for all visitors. This investment signals to the public, stakeholders, and federal partners that the agency is proactively addressing accessibility barriers, prioritizing equity in service delivery, and taking measurable steps to modernize its facilities in compliance with the Americans with Disabilities Act (ADA).

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

No. \$3 million was provided in the 2025-27 biennial budget.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Preservation - Unidentified

Growth Management impacts

No growth management impacts are anticipated because of this project.

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	107,000,000				2,000,000
	Total	107,000,000	0	0	0	2,000,000

465 - State Parks and Recreation Commission Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 4:34PM

Project Number: 40000514

Project Title: Statewide - ADA Compliance

Funding

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	30,000,000	75,000,000		
	Total	30,000,000	75,000,000	0	0

Operating Impacts

No Operating Impact

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Statewide - ADA Compliance 2025-27
OFM Project Number	40000514

Contact Information	
Name	Azeem Hoosein
Phone Number	(360)902-8647
Email	Azeem.hoosein@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	9.37%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	10.00%	Location Used for Tax Rate	
Contingency Rate	10%		
Base Month (Estimate Date)	September-24	OFM UFI# (from FPMT, if available)	
Project Administered By			

Schedule			
Predesign Start		Predesign End	
Design Start	July-26	Design End	September-29
Construction Start	September-26	Construction End	July-31
Construction Duration	58 Months		

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Project Cost Summary			
Total Project	\$93,873,813	Total Project Escalated	\$107,000,156
		Rounded Escalated Total	\$107,000,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,000,000
Next Biennium			\$30,000,000
Out Years			\$75,000,000

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$4,267,098		
Extra Services	\$6,327,000		
Other Services	\$4,504,602		
Design Services Contingency	\$1,509,870		
Consultant Services Subtotal	\$16,608,570	Consultant Services Subtotal Escalated	\$18,651,606

Construction			
Maximum Allowable Construction Cost (MACC)	\$60,000,000	Maximum Allowable Construction Cost (MACC) Escalated	\$68,724,000
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$6,000,000		\$6,872,400
Non-Taxable Items	\$0		\$0
Sales Tax	\$6,600,000	Sales Tax Escalated	\$7,559,640
Construction Subtotal	\$72,600,000	Construction Subtotal Escalated	\$83,156,040

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$2,845,243		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$2,845,243	Project Administration Subtotal Escalated	\$3,258,942

Other Costs			
Other Costs Subtotal	\$1,820,000	Other Costs Subtotal Escalated	\$1,933,568

Project Cost Estimate			
Total Project	\$93,873,813	Total Project Escalated	\$107,000,156
		Rounded Escalated Total	\$107,000,000

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	\$18,651,606		\$342,995	\$5,250,000	\$13,058,611
Construction					
Construction Subtotal	\$83,156,040		\$1,460,650	\$21,750,000	\$59,945,390
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$3,258,942		\$131,225	\$1,950,000	\$1,177,717
Other Costs					
Other Costs Subtotal	\$1,933,568		\$65,522	\$1,050,000	\$818,046
Project Cost Estimate					
Total Project	\$107,000,156	\$0	\$2,000,392	\$30,000,000	\$74,999,764
	\$107,000,000	\$0	\$2,000,000	\$30,000,000	\$75,000,000
Percentage requested as a new appropriation			2%		

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

Insert Row Here

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

Insert Row Here

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0568	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$4,267,098			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$4,267,098	1.1103	\$4,737,759	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$1,300,000			
Geotechnical Investigation	\$900,000			
Commissioning				
Site Survey	\$1,600,000			
Testing	\$500,000			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)	\$1,500,000			
Landscape Consultant	\$527,000			
Other				
Insert Row Here				
Sub TOTAL	\$6,327,000	1.1103	\$7,024,869	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$1,917,102			31% of A/E Basic Services
HVAC Balancing				
Staffing	\$2,600,000			
Other	-\$12,500			
Insert Row Here				
Sub TOTAL	\$4,504,602	1.1454	\$5,159,572	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$1,509,870			
Other				
Insert Row Here				
Sub TOTAL	\$1,509,870	1.1454	\$1,729,406	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$16,608,570	\$18,651,606

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0624	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0624	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$60,000,000			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$60,000,000	1.1454	\$68,724,000	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$60,000,000		\$68,724,000	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$6,000,000		
Other			
Insert Row Here			
Sub TOTAL	\$6,000,000	1.1454	\$6,872,400

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1454	\$0

9) Sales Tax

Sub TOTAL	\$6,600,000	\$7,559,640
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CONSTRUCTION CONTRACTS TOTAL	\$72,600,000	\$83,156,040
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1454	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1454	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL	\$0		\$0	

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Cost Estimate Details

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

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$2,845,243				
Additional Services					
Other					
Insert Row Here					
Subtotal of Other	\$0				
PROJECT MANAGEMENT TOTAL	\$2,845,243		1.1454	\$3,258,942	

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Cost Estimate Details

Other Costs						
Item	Base Amount		Escalation Factor	Escalated Cost	Notes	
Mitigation Costs						
Hazardous Material Remediation/Removal						
Historic and Archeological Mitigation	\$780,000					
Other						
Permit - Cost	\$884,000					
Permit - Staff Cost	\$156,000					
Insert Row Here						
OTHER COSTS TOTAL	\$1,820,000		1.0624	\$1,933,568		

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C-100 (2026) Additional Notes
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Tab A. Acquisition
<i>Insert Row Here</i>

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

Tab C. Construction Contracts
<i>Insert Row Here</i>

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

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

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

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

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000154

Project Title: Statewide - Facility & Infrastructure Backlog Reduction 2025-27

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 2

Project Summary

This project carries out a variety of smaller facility renovations, repairs, and replacements throughout the system, from the Facilities and Infrastructure Backlog Reduction Plan agencies. These are projects that can generally be designed and constructed in-house with Parks Staff. This approach allows the agency to be proactive and address preventative and deferred maintenance issues. Related to Puget Sound Action Agenda Implementation.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

State Parks manages an extensive system of parks, parkways, and undeveloped properties including 124 developed sites open to the public, 23 marine parks and numerous monuments and historic structures. The system contains over 122,000 acres in counties throughout the state. All the park facilities, and the infrastructure to support them must be maintained. State Parks has historically had a backlog of repairs and maintenance needs for facility's site and building systems. This backlog can be defined as the upkeep of buildings and infrastructure postponed from an entity's normal budget cycle due to a lack of funds. The level of funding prior to 1997-99 had been inadequate to support the on-going maintenance costs of such an extensive system. Since that time, Parks has been receiving funds through the 057 Capital Construction Account to help address this need. This request would provide funding to continue making progress.

2. WHAT IS THE PROJECT?

This project designs and constructs improvements to facilities at numerous state parks. These improvements include the repair, renovation and/or replacement of facilities or facility components. This is multi-biennia request that supports the agencies' backlog reduction goals. Individual projects are identified in the agencies 2025-2027 Backlog Reduction Strategic Plan and the 2025-2027 Deferred Maintenance Plan.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

This project makes needed and necessary repairs and improvements. Not acting will result in the expansion of the list of backlog repairs needed at state parks and in some situations the closure of portions of a park. Not addressing facility and infrastructure maintenance needs proactively will result in an increased need for repairs and added costs to address those needs. Many of the projects completed with this funding would lead to larger, more complex, and more costly projects if not addressed early through this ongoing funding.

4. WHAT ALTERNATIVES WERE EXPLORED?

As each item from the backlog list is addressed, alternatives for repair or replacement are considered and chosen based on the best long-term value.

5. WHO BENEFITS FROM THE PROJECT?

The Washington state park system reaches around 40 million visitors each year. Continued use impacts the condition of buildings, utility infrastructures, marine facilities, and trails resulting in the need for continued repair/restoration and the construction/development of new facilities to accommodate visitors and preservation of the park system.

State Parks provide access to outdoor recreation; therefore, it is essential to maintain properties and infrastructure to help ensure the safety of and better-quality experiences for visitors.

Park visitors and staff benefit from the repair and/or replacement of these backlog items that have been delayed in their repair. Benefit is derived through the continued use of affected systems and buildings. All these smaller projects are carried out to allow for the continued use patterns of a park.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000154

Project Title: Statewide - Facility & Infrastructure Backlog Reduction 2025-27

Description**6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?**

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

- + Keep parks vibrant, accessible and well cared for.
- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.
- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.
- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

Yes. The Puget Sound Action Agenda Strategy 11 desired outcomes include:

- + Reduced nutrient discharge through wastewater
- + Reduced bacteria discharge through wastewater
- + Reduce fish and shellfish contamination

Previous Facility and Infrastructure Backlog Reduction funded projects have included modifications and repairs to treatment plants, and large on-site septic systems at state parks adjacent to Puget Sound including Fort Flagler, Cama Beach and Larabee State Parks. The upgrades ensure that the wastewater treatment system reduces the discharge of nutrients and bacteria into Puget Sound.

Approximately 60% of this project is linked to the Puget Sound Action Agenda assuming geographic estimate.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000154

Project Title: Statewide - Facility & Infrastructure Backlog Reduction 2025-27

Description

Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

Many of the individual Facility Infrastructure and Backlog Reduction projects include installation of energy efficient lighting and installation of energy efficient HVAC systems. All individual projects are assessed to determine if energy efficiency and greenhouse gas reduction strategies are appropriate to include.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

All resource requests to pay for improving the park system would contribute to State Parks success. This includes ensuring that all visitors are welcome and have access to a well-run park system that meets their expectations.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

Yes, one of the strategies identified in the 2025-2027 Biennial Work Plan Governor's Salmon Strategy are:

- + Invest in clean water infrastructure for salmon and people

Previous Facility and Infrastructure Backlog Reduction funded projects have included modifications and repairs to treatment plants, and large on-site septic systems at state parks adjacent to Puget Sound including Fort Flagler, Cama Beach and Larabee State Parks. The upgrades ensure that the wastewater treatment system reduces the discharge of nutrients and bacteria into Puget Sound.

State Parks will continue to use the Facility and Infrastructure Backlog Reduction funding to address deficiencies and improvements to our wastewater treatment systems when necessary. The 2025-27 Deferred Maintenance Work Plan includes 7 projects that will address needed repairs and deficiencies to wastewater treatment systems.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

State Parks has been able to increase its facility condition index (FCI) from around 64 to around 70 in the last 5 years. A significant reason for this increase has come from historic support by the Governor and Legislature for addressing our Facility and Infrastructure Backlog. It is critical to our continued ability to make progress and that this opportunity to repair, replace and renovate some of our smaller facilities continues to be funded.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

State Parks has been receiving funding for Facility and Infrastructure Backlog Reduction for several biennia. Previous funding has been used to completely deliver individual projects.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000154

Project Title: Statewide - Facility & Infrastructure Backlog Reduction 2025-27

Description**Location**

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Minor Works Preservation List

Growth Management impacts

Parks has reviewed this project for consistency with local government land use policies and regulations under the Growth Management Act and concludes that it is likely to be permissible, contingent on detailed local review and approval processes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	2,500,000				2,500,000
	Total	2,500,000	0	0	0	2,500,000
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**

This project replaces or repairs existing site or building systems and would have no impact to existing operations.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Statewide Facility and Infrastructure Backlog
OFM Project Number	40000154

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	13.20%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	10.00%	Location Used for Tax Rate	
Contingency Rate	10%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start		Design End	
Construction Start	April-26	Construction End	July-27
Construction Duration	15 Months		

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Project Cost Summary			
Total Project	\$2,419,729	Total Project Escalated	\$2,500,089
		Rounded Escalated Total	\$2,500,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,500,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$1,500		
Design Phase Services	\$160,301		
Extra Services	\$50,000		
Other Services	\$72,019		
Design Services Contingency	\$28,382		
Consultant Services Subtotal	\$312,202	Consultant Services Subtotal Escalated	\$315,867

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,600,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,658,400
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$160,000		\$165,840
Non-Taxable Items	\$0		\$0
Sales Tax	\$176,000	Sales Tax Escalated	\$182,424
Construction Subtotal	\$1,936,000	Construction Subtotal Escalated	\$2,006,664

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$150,027		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$10,000		
Project Administration Subtotal	\$160,027	Project Administration Subtotal Escalated	\$165,868

Other Costs			
Other Costs Subtotal	\$11,500	Other Costs Subtotal Escalated	\$11,690

Project Cost Estimate			
Total Project	\$2,419,729	Total Project Escalated	\$2,500,089
		Rounded Escalated Total	\$2,500,000

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	\$315,867		\$315,867			\$0
Construction						
Construction Subtotal	\$2,006,664		\$2,006,664			\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$165,868		\$165,868			\$0
Other Costs						
Other Costs Subtotal	\$11,690		\$11,690			\$0
Project Cost Estimate						
Total Project	\$2,500,089	\$0	\$2,500,089	\$0	\$0	
	\$2,500,000	\$0	\$2,500,000	\$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.)

The requested new appropriation will design, permitting and construction of numerous projects identified in the Agencies Backlog Reduction Plan

Insert Row Here

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

Appropriations provided in previous biennia have funded design, permitting and construction for a number of projects.

Insert Row Here

What is planned with a future appropriation?

Future planned appropriations would continue to fund projects identified in the Backlog Reduction Plan.

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Archeology/Tribal Consultation	\$1,500			
Insert Row Here				
Sub TOTAL	\$1,500	1.0000	\$1,500	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$160,301			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$160,301	1.0000	\$160,301	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation	\$15,000			
Commissioning				
Site Survey	\$20,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$15,000			
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$50,000	1.0000	\$50,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$72,019			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$72,019	1.0365	\$74,648	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$28,382			
Other				
Insert Row Here				
Sub TOTAL	\$28,382	1.0365	\$29,418	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$312,202	\$315,867

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0165	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0165	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,600,000			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$1,600,000	1.0365	\$1,658,400	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,600,000		\$1,658,400	
	NA			NA per 0

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7) Owner Construction Contingency

Allowance for Change Orders	\$160,000		
Other			
Insert Row Here			
Sub TOTAL	\$160,000	1.0365	\$165,840

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0365	\$0

9) Sales Tax

Sub TOTAL	\$176,000	\$182,424
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CONSTRUCTION CONTRACTS TOTAL	\$1,936,000	\$2,006,664
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0365	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0365	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL	\$0		\$0	

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Cost Estimate Details

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

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$150,027				
Additional Services					
Other					
Permit Costs	\$10,000				
Subtotal of Other	\$10,000				
PROJECT MANAGEMENT TOTAL	\$160,027		1.0365	\$165,868	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Permit - Costs	\$10,000				
Permit - Staff	\$1,500				
Insert Row Here					
OTHER COSTS TOTAL	\$11,500		1.0165	\$11,690	

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C-100 (2026) Additional Notes
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Tab A. Acquisition
<i>Insert Row Here</i>

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

Tab C. Construction Contracts
<i>Insert Row Here</i>

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

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

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

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

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000403

Project Title: Statewide Electric, Water and Sewer Infrastructure Preserv 25-27

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 4

Project Summary

This phased project will assess, design, permit, and construct improvements to electric, water, sewer and communications infrastructure systems on a statewide priority basis. Projects to be permitted and constructed are derived from prior assessment work. Projects initiated during the 2025-27 biennium will include, but are not limited to the following: + Dosewallips State Park Sewer Lift Station Addition + Fort Columbia State Park Sewer System Upgrades + Flaming Geyser State Park Above Ground Electrical Infrastructure + Statewide Communications Infrastructure Replacement

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

Utility systems throughout the state park system are aging, and many have exceeded their expected service life. These deteriorating systems pose life-safety risks, threaten operational continuity, and increase the likelihood of environmental contamination. Failing water, sewer, and electrical systems can interrupt essential park services, compromise public health, and expose the agency to costly emergency repairs and regulatory violations.

The opportunity lies in taking a proactive, strategic, and statewide approach to upgrading utility infrastructure before failures occur. In the most recent 10-year Capital Plan, the agency identified 18 priority utility system projects totaling \$38 million in needed investment. These include high-risk systems with known deficiencies across multiple parks.

Timely investment in these systems allows State Parks to maintain service reliability, protect natural resources, reduce long-term costs, and improve sustainability. Upgrading utility infrastructure also supports equitable access to parks, ensuring safe and functional facilities for all visitors, including those with specific physical needs, across both rural and urban locations.

2. WHAT IS THE PROJECT?

This project includes the assessment, design, permitting, and construction of critical utility infrastructure improvements at multiple park locations throughout the state. Work focuses on aging and failing systems that pose health, safety, and environmental risks. Planned improvements include upgrades to water, sewer, electrical, and communication systems at prioritized parks such as Dosewallips, Fort Columbia, and Pearygin Lake. This project continues work identified in previous assessments and addresses the most urgent infrastructure needs statewide.

State Parks will continue to request funding for Statewide Utility Infrastructure Preservation to address the identified \$38M need.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

This funding request will allow State Parks to address the most critical utility infrastructure needs by continuing the programmatic replacement and upgrade of priority systems statewide. Projects will be selected based on previously completed system assessments and will focus on mitigating risk, improving environmental performance, and enhancing the visitor's experience.

By investing in modern, code-compliant infrastructure, the agency can reduce energy and water use, avoid service disruptions, improve public and employee safety, and protect the natural environment. The program approach also ensures flexibility, efficiency, and the ability to respond quickly to urgent infrastructure needs at parks across the state. These improvements support long-term resiliency and help prepare the park system for future growth and climate-related challenges.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000403

Project Title: Statewide Electric, Water and Sewer Infrastructure Preserv 25-27

Description

This supplemental request is part of an ongoing project that will seek approximately \$7M biennially from 2027-29 biennium through the 2035-37 biennium to address the identified \$38M in priority projects.

4. WHAT ALTERNATIVES WERE EXPLORED?

Alternatives included deferring investment and addressing utility failures reactively on an emergency basis. This approach increases long-term costs, disrupts park operations, and elevates risk to public safety and the environment. Another alternative—completing utility upgrades on a park-by-park basis—was found to be less efficient and lacked the flexibility to respond to the most urgent needs statewide. A systemwide capital program approach is the most effective way to strategically and efficiently manage infrastructure investment.

5. WHO BENEFITS FROM THE PROJECT?

This project would positively impact a broad range of park users, staff, and surrounding communities. Washington's state parks receive approximately 40 million visits each year, and reliable utility infrastructure ensures that basic park services—such as clean restrooms, potable water, effective wastewater treatment, lighting, and digital connectivity—remain available and safe for the public.

Specifically, the three parks listed in this project summary—Dosewallips State Park, Fort Columbia State Park, and Pearygin Lake State Park—collectively received nearly 800,000 visitors annually in recent years. These high-use parks depend on functioning infrastructure to support safe recreation, campground operations, and environmental protection. Upgraded systems will improve reliability and capacity to meet the demands of current and future visitors.

Staff and maintenance crews will also benefit from modernized infrastructure, reducing the need for emergency repairs and increasing operational efficiency. Local communities benefit through enhanced environmental protection, particularly where parks are adjacent to streams, rivers, or Puget Sound shorelines.

Additionally, upgraded utilities support inclusive and equitable access, ensuring facilities can meet the needs of individuals with disabilities, families, older adults, and underserved populations who rely on safe, functional infrastructure to enjoy state parks.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

+ Keep parks vibrant, accessible and well cared for.

Capital Project Request

2025-27 Biennium

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Project Number: 40000403

Project Title: Statewide Electric, Water and Sewer Infrastructure Preserv 25-27

Description

- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.

- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.

- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

While this project is not formally listed in the Puget Sound Action Agenda, it supports the agenda's overarching goals of protecting water quality and ecosystem health. Replacing or upgrading failing sewer systems at state parks located within the Puget Sound basin helps prevent untreated or partially treated wastewater from entering sensitive waterways. These infrastructure improvements reduce nutrient loading and contaminants that can degrade water quality and harm aquatic habitat, contributing to the recovery and resilience of Puget Sound.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission is committed to sustainability and reducing greenhouse gas (GHG) emissions through energy-efficient design and infrastructure upgrades. This project contributes to environmental performance by replacing outdated utility systems—many of which are energy-inefficient and prone to failure—with modern, high-efficiency systems that reduce energy and water consumption, improve operational efficiency, and lower emissions.

Sewer system upgrades prevent the release of untreated wastewater into the environment, protecting water quality and reducing the risk of methane and other GHG emissions associated with failing septic or treatment systems.

Water system improvements help reduce water waste, energy-intensive pumping, and leaks that increase operational costs and emissions. By modernizing pumps, distribution lines, and monitoring systems, the agency can conserve water and energy simultaneously—both critical components of sustainable park management.

Electrical system replacements also yield GHG reductions by improving power distribution efficiency and allowing for the future integration of renewable energy technologies such as solar panels or battery storage. Updated systems reduce energy loss, support demand management strategies, and improve overall resiliency.

Additionally, communication infrastructure improvements support energy efficiency by enabling remote monitoring and management of utility systems, reducing the need for staff travel and on-site inspections—further minimizing vehicle emissions.

All these investments align with the agency's Sustainability Policy (73-09-1) and fulfill the requirements of the State Agency

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000403

Project Title: Statewide Electric, Water and Sewer Infrastructure Preserv 25-27

Description

Climate Leadership Act (RCW 70A.45) by prioritizing infrastructure projects that reduce environmental impact, improve system performance, and support long-term climate resilience across the state parks system.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

Although not directly tied to a specific salmon recovery project, this work aligns with the Governor's Salmon Strategy by addressing infrastructure that poses a risk to salmon-bearing waters. Failing sewer systems can introduce pollutants into streams and rivers that serve as critical salmon habitat. By investing in reliable, modern wastewater infrastructure in parks—particularly those adjacent to priority salmon habitat, this project helps protect water quality, reduce environmental stressors, and support long-term salmon recovery objectives statewide.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

Investing in core utility infrastructure is critical to the agency's ability to provide safe, accessible, and high-quality recreation experiences across the state. This project addresses behind-the-scenes systems that support every park visitor's experience—from restrooms and showers to safe drinking water and environmental stewardship. Utility systems are fundamental to the operation of parks and must be proactively maintained to avoid service disruptions, regulatory violations, and increased costs.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

Yes.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Preservation - Unidentified

Growth Management impacts

Parks has reviewed this project for consistency with local government land use policies and regulations under the Growth Management Act and concludes that it is likely to be permissible, contingent on detailed local review and approval processes.

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	3,500,000				3,500,000
	Total	3,500,000	0	0	0	3,500,000

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000403

Project Title: Statewide Electric, Water and Sewer Infrastructure Preserv 25-27

Funding

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

Operating Impacts

No Operating Impact

Narrative

This project replaces or preserves existing site or building systems and would have no impact to existing operations.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Statewide - Electric, Water and Sewer Infrastructure Preserv 25-27
OFM Project Number	40000403

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	10.00%
Remodel	No	Projected Life of Asset (Years)	30
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	9.70%	Location Used for Tax Rate	Thurston County
Contingency Rate	10%		
Base Month (Estimate Date)	September-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	July-26	Design End	January-27
Construction Start	September-27	Construction End	April-28
Construction Duration	8 Months		

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Project Cost Summary			
Total Project	\$3,176,484	Total Project Escalated	\$3,500,352
		Rounded Escalated Total	\$3,500,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$3,500,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$30,000		
Design Phase Services	\$191,800		
Extra Services	\$182,000		
Other Services	\$88,200		
Design Services Contingency	\$49,200		
Consultant Services Subtotal	\$541,200	Consultant Services Subtotal Escalated	\$582,038

Construction			
Maximum Allowable Construction Cost (MACC)	\$2,000,000	Maximum Allowable Construction Cost (MACC) Escalated	\$2,214,800
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$200,000		\$221,480
Non-Taxable Items	\$0		\$0
Sales Tax	\$213,400	Sales Tax Escalated	\$236,319
Construction Subtotal	\$2,413,400	Construction Subtotal Escalated	\$2,672,599

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$191,884		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$30,000		
Project Administration Subtotal	\$221,884	Project Administration Subtotal Escalated	\$245,715

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

Project Cost Estimate			
Total Project	\$3,176,484	Total Project Escalated	\$3,500,352
		Rounded Escalated Total	\$3,500,000

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	\$582,038		\$582,038			\$0
Construction						
Construction Subtotal	\$2,672,599		\$2,672,599			\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$245,715		\$245,715			\$0
Other Costs						
Other Costs Subtotal	\$0					\$0
Project Cost Estimate						
Total Project	\$3,500,352	\$0	\$3,500,352	\$0	\$0	\$0
	\$3,500,000	\$0	\$3,500,000	\$0	\$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.)

This appropriation would carry out a variety of utility infrastructure facility renovations, repairs, and replacements throughout the system.

The Agency has identified 4 priority projects and will address others as funding allows.

Insert Row Here

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

This project was funded in both the 2019-21 and 2021-23 Capital Preservation Pools (92000004 and 920000017).

Insert Row Here

What is planned with a future appropriation?

Additional Biennial requests may continue to support reducing the Agency's backlog of utility infrastructure replacement needs.

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis	\$5,000			
Predesign Study				
Archeology/Tribal Consultation	\$25,000			
Insert Row Here				
Sub TOTAL	\$30,000	1.0569	\$31,707	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$151,800			69% of A/E Basic Services
Archeological Survey	\$20,000			
Wetland Delineation	\$20,000			
Sub TOTAL	\$191,800	1.0652	\$204,306	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$30,000			
Geotechnical Investigation	\$70,000			
Commissioning				
Site Survey	\$15,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$12,000			
Environmental Mitigation (EIS)	\$25,000			
Landscape Consultant				
Other				
Electrical Engineer	\$30,000			
Insert Row Here				
Sub TOTAL	\$182,000	1.0652	\$193,867	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$68,200			31% of A/E Basic Services
HVAC Balancing				
Staffing	\$20,000			
System Certifications				
Sub TOTAL	\$88,200	1.1074	\$97,673	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$49,200			
Other				

Insert Row Here				
Sub TOTAL	\$49,200	1.1074	\$54,485	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$541,200		\$582,038	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Water/Sewer				
Sub TOTAL	\$0	1.0960	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0960	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$2,000,000			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$2,000,000	1.1074	\$2,214,800	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$2,000,000		\$2,214,800	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$200,000		
Other			
Insert Row Here			
Sub TOTAL	\$200,000	1.1074	\$221,480

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1074	\$0

9) Sales Tax

Sub TOTAL	\$213,400	\$236,319
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CONSTRUCTION CONTRACTS TOTAL	\$2,413,400	\$2,672,599
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1074	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1074	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
	\$0		\$0	

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Cost Estimate Details

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

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$191,884				
Additional Services					
Other					
Permit Costs	\$30,000				
Subtotal of Other	\$30,000				
PROJECT MANAGEMENT TOTAL	\$221,884		1.1074	\$245,715	

Green cells must be filled in by user

Cost Estimate Details

Other Costs						
Item	Base Amount		Escalation Factor	Escalated Cost	Notes	
Mitigation Costs						
Hazardous Material						
Remediation/Removal						
Historic and Archeological Mitigation						
Other						
Permit - Costs						
Permit - Staff						
Insert Row Here						
OTHER COSTS TOTAL	\$0		1.0960	\$0		

Green cells must be filled in by user

C-100 (2026) Additional Notes
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Tab A. Acquisition
<i>Insert Row Here</i>

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

Tab C. Construction Contracts
<i>Insert Row Here</i>

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

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

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

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

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000103

Project Title: Statewide - Code/Regulatory Compliance 2025-27

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 5

Project Summary

This project repairs, renovates and restores infrastructure related to unforeseen code compliance and regulatory requirements. Related to Puget Sound Action Agenda Implementation.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

Regulators, such as the State departments of Ecology, Health, and county development review and health departments, may issue regulatory changes, or facility conditions may unexpectedly change in a manner that requires upgrades, repairs, or other modifications to park infrastructure to keep park facilities open. This may occur in a time frame which does not allow Parks to respond through the normal capital budget request and approval cycle to effectively keep systems operational.

In addition, during construction on projects, unknown conditions may be discovered that require significant design changes and additional costs to ensure compliance with codes and regulations.

2. WHAT IS THE PROJECT?

This project improves infrastructure related to unforeseen code compliance and regulatory requirements and provides for the quick response expected from the regulators that allows our park systems to continue necessary operations. The project area has been a regular part of our capital budget for decades and provides flexibility for rapid response to emergent issues.

Timing throughout the biennium is dependent on emergent events.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

The Statewide Code Compliance Project is critical in providing funding for State Parks to address emerging and unanticipated code and regulatory compliance issues that arise during the biennium. Funding can be used for stand-alone projects, or to supplement other funded projects. Examples include addressing unknown asbestos or other hazardous materials discovered during a construction project or addressing the unanticipated failure of a critical piece of sewage treatment infrastructure. If funding is not provided for emergent code and regulatory compliance issues, the issue will either wait until funding can be made available, or if it's a component of an ongoing construction project the project would likely need to be reduced in scope to allow for additional funding to go towards addressing the unknown issue.

Code and regulatory compliance issues that emerge during a biennium are often related to the health and safety of our park visitors and staff. Not being able to quickly address emergent issues presents a safety and liability issue for the State but would result in facilities and experiences being closed to visitors until future funding is provided and the issues can be addressed.

4. WHAT ALTERNATIVES WERE EXPLORED?

The agency has considered making operating dollars available for emergent code and regulatory compliance issues. However, this would result in a reduction in funding available for the day-to-day operations of parks. Such a move would likely result in staff reductions that would negatively impact on the visitor experience. With our current Operating budget position, it was determined that further staff reductions would not be tenable.

5. WHO BENEFITS FROM THE PROJECT?

Our parks system handles about 40 million visitations each year. This is equal to almost 6 times the population of the entire

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000103

Project Title: Statewide - Code/Regulatory Compliance 2025-27

Description

state. This level of use demonstrates the importance of our parks as a resource for the state, and an economic engine in the local communities where parks are. Continued use impacts the condition of buildings, utility infrastructures, marine facilities, and trails resulting in the need for continued repair/restoration and the construction/development of new facilities to accommodate visitors and preservation of the park system.

State Parks provide access to outdoor recreation; therefore, it is essential to maintain properties and infrastructure to help ensure the safety of and better-quality experiences for visitors.

This project maintains the safety of visitors and staff alike by maintaining code compliance and maintaining use, as opposed to changing use patterns. The project also minimizes short- and long-term operational costs through the optimizing of systems as they are repaired/replaced.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

Possibly. Previous Code and Regulatory Compliance Project funding has been used for design and permitting for emergent issues that were then funded for construction with non-state dollars. Where opportunities arise, State Parks will leverage non-state funding.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

- + Keep parks vibrant, accessible and well cared for.
- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.
- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.
- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

**465 - State Parks and Recreation Commission
Capital Project Request**

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000103

Project Title: Statewide - Code/Regulatory Compliance 2025-27

Description

Yes. The Puget Sound Action Agenda Strategy 11 desired outcomes include:

- + Reduced nutrient discharge through wastewater
- + Reduced bacteria discharge through wastewater
- + Reduce fish and shellfish contamination

Previous projects funded with Code Compliance dollars have included addressing aged sewage treatment systems and investing in new systems in parks adjacent to Puget Sound. These new and improved systems meet the desired outcomes listed above.

Approximately 60% of this project is linked to the Puget Sound Action Agenda assuming geographic estimate.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

As products and materials are replaced as a part of this project, they are replaced with energy efficient solutions that reduce the Commissions greenhouse gas emissions.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

All funding requests to improving the park system would contribute to State Parks success. This includes ensuring that all visitors are welcome and have access to a well-run park system that meets their expectations and reduces barriers to access.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

Yes, two of the strategies identified in the 2025-2027 Biennial Work Plan Governor's Salmon Strategy are:

- + Invest in clean water infrastructure for salmon and people
- + Correct fish passage barriers and restore salmon access to historical habitat

Previous Code Compliance funding has been used to address issues with sewage treatment systems at parks adjacent to salmon bearing waters. Adequate sewage treatment is one way to ensure clean water for salmon and people. Failing sewage treatment systems are known to impact water quality in salmon bearing waters.

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000103

Project Title: Statewide - Code/Regulatory Compliance 2025-27

Description

Additionally, future code compliance funding could be used to address emergent fish passage barrier discoveries on State Parks land. State Parks continues to work diligently with WDFW to identify and address fish passage barriers. If Code Compliance funding is available when a new barrier is discovered, State Parks could quickly work to fund the design, permitting, and potentially removal of the barrier.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

This is one project in the capital plan that allows State Parks to be nimble and react quickly when emergent situations arise. It is critical to our continued ability to do so. We can never anticipate and proactively plan for when issues arise that can be addressed through Code Compliance funding. If issues do arise during the remainder of the 2025-27 biennium that can't be addressed with existing funds, the agency will be forced to tap into already reduced operating dollars, or forego addressing the issue and risk regulatory compliance violations, or having to close down park facilities, and impacting visitors access and experience.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

State Parks have received Code Compliance funding for nearly 10 years.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Parks has reviewed this project for consistency with local government land use policies and regulations under the Growth Management Act and concludes that it is likely to be permissible, contingent on detailed local review and approval processes.

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

Operating Impacts

No Operating Impact

465 - State Parks and Recreation Commission
Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000103

Project Title: Statewide - Code/Regulatory Compliance 2025-27

Operating Impacts

Narrative

This project brings existing facilities into compliance local/federal codes and regulations and would have no impact to existing operations.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Statewide Code and Regulatory Compliance 2025-27
OFM Project Number	40000103

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	10.62%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	
Inflation Rate	3.16%	Higher Ed Institution	
Sales Tax Rate %	10.00%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start	July-26	Predesign End	September-26
Design Start	September-26	Design End	September-26
Construction Start	October-26	Construction End	June-27
Construction Duration	8 Months		

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Project Cost Summary			
Total Project	\$1,436,763	Total Project Escalated	\$1,500,409
		Rounded Escalated Total	\$1,500,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,500,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$4,500		
Design Phase Services	\$76,942		
Extra Services	\$51,500		
Other Services	\$34,568		
Design Services Contingency	\$8,376		
Consultant Services Subtotal	\$175,886	Consultant Services Subtotal Escalated	\$182,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,000,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,045,900
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$50,000		\$52,295
Non-Taxable Items	\$0		\$0
Sales Tax	\$105,000	Sales Tax Escalated	\$109,820
Construction Subtotal	\$1,155,000	Construction Subtotal Escalated	\$1,208,015

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$7,465	Artwork Subtotal Escalated	\$7,465

Agency Project Administration			
Agency Project Administration Subtotal	\$93,412		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$5,000		
Project Administration Subtotal	\$98,412	Project Administration Subtotal Escalated	\$102,930

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

Project Cost Estimate			
Total Project	\$1,436,763	Total Project Escalated	\$1,500,409
		Rounded Escalated Total	\$1,500,000

Funding Summary

			Current Biennium			
			2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0				\$0	
Consultant Services						
Consultant Services Subtotal	\$182,000		\$182,000		\$0	
Construction						
Construction Subtotal	\$1,208,015		\$1,208,015		-\$1	
Equipment						
Equipment Subtotal	\$0				\$0	
Artwork						
Artwork Subtotal	\$7,465		\$7,465		\$0	
Agency Project Administration						
Project Administration Subtotal	\$102,930		\$102,930		\$0	
Other Costs						
Other Costs Subtotal	\$0				\$0	
Project Cost Estimate						
Total Project	\$1,500,409	\$0	\$1,500,410	\$0	-\$1	
	\$1,500,000	\$0	\$1,500,000	\$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.)

This appropriation will fund repairs, renovations, and restores infrastructure related to unforeseen code compliance and regulatory requirements.

Insert Row Here

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

This project has been funded in prior biennia in the Capital Preservation Pools in both 2019-21 and 2021-23, and in the Minor Works Preservation Pool in 2023-25.

Insert Row Here

What is planned with a future appropriation?

Additional biennial requests will be made to assure funding is available to address emergent code compliance issues as they are found.

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$4,500			
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$4,500	1.0299	\$4,635	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$76,942			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$76,942	1.0312	\$79,343	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey	\$30,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$21,500			
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$51,500	1.0312	\$53,107	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$34,568			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$34,568	1.0459	\$36,155	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$8,376			
Other				
Insert Row Here				
Sub TOTAL	\$8,376	1.0459	\$8,760	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$175,886		\$182,000

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0351	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0351	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost	\$1,000,000			
Insert Row Here				
Sub TOTAL	\$1,000,000	1.0459	\$1,045,900	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,000,000		\$1,045,900	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$50,000		
Other			
Insert Row Here			
Sub TOTAL	\$50,000	1.0459	\$52,295

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0459	\$0

9) Sales Tax

Sub TOTAL	\$105,000	\$109,820
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CONSTRUCTION CONTRACTS TOTAL	\$1,155,000	\$1,208,015
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0459	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0459	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL	\$0		\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$7,465				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$7,465		NA	\$7,465	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$93,412				
Additional Services					
Other					
Permit Costs	\$5,000				
Subtotal of Other	\$5,000				
PROJECT MANAGEMENT TOTAL	\$98,412		1.0459	\$102,930	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0351	\$0	

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C-100 (2026) Additional Notes
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Tab A. Acquisition
<i>Insert Row Here</i>

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

Tab C. Construction Contracts
<i>Insert Row Here</i>

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

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

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

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

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000497

Project Title: Statewide Restroom and Comfort Station Replacement 2025-27

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 6

Project Summary

The highest use facilities in the State Parks system are Restroom and Comfort Station facilities. Having access to nice, modern working restrooms and comfort stations is an integral part of an enjoyable visit to a state park. Many of our restrooms and comfort stations are decades old with showers, toilets, sinks and other fixtures that have long since surpassed their useful life. Many are connected to aging utility infrastructure that often fails and results in facility closures. State Parks will use this funding to start a pipeline of restroom replacements by funding both full replacement, and design and permitting of replacements for future biennial construction funding, as well as design funding to continue the project pipeline. Related to Puget Sound Action Agenda Implementation.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

Restrooms and comfort stations (restrooms with showers) are one of the most heavily used and highly visible amenities in any state park. A clean, modern, and well-maintained restroom significantly enhances visitors' experience, supports public health and safety, and reflects the overall quality and pride of our park system. In addition, for many visitors, especially families with young children, older adults, and those with mobility challenges, the availability of a clean and accessible restroom can make or break their park visit. Modern restrooms aren't just a convenience tool, they're a key part of making our parks welcoming, inclusive, and comfortable for everyone.

Investing in updated restrooms and comfort station facilities is one of the most cost-effective ways to improve visitor satisfaction. These facilities serve the nearly 40 million people that visit the state park system each year, and their condition often sets the tone for how visitors perceive the entire park — influencing whether they return, recommend it to others, or support future funding. Visitor satisfaction surveys consistently identify modern, clean and working restrooms and comfort stations as one of the highest priorities for visitors.

Statewide the greatest impact from visitor use is restroom facilities. In addition, very little can negatively impact a visitors' experience than having to use a subpar restroom. Although these facilities are so important to visitors' experience, historically they haven't gotten financial support consistent with their use and importance.

In addition, restroom and comfort station facilities that have outlived their useful life require significantly higher maintenance and upkeep, increasing the operational costs to State Parks.

There are currently 369 comfort stations, and 277-day use restrooms in the State Parks System. Seventy-Two of these facilities rate at or lower than a facility condition of C, meaning they have surpassed their originally intended useful life and are in desperate need of replacement. The total estimated cost for replacement is \$60M. This request contemplates a 10-year timeline for replacement of all 72 facilities.

2. WHAT IS THE PROJECT?

This project requests ongoing pool funding for restroom and comfort station replacements. This first round of funding will design, permit and construct the replacement of three comfort stations and one day use restroom, and design and permit for replacement at least two additional restrooms. Comfort stations will be replaced at Lake Chelan, Fort Ebey (construction funding only) and Curlew Lake State Parks. Replacements for restrooms and comfort stations will be designed and permitted for Lincoln Rock, Grayland Beach and Belfair State Parks.

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000497

Project Title: Statewide Restroom and Comfort Station Replacement 2025-27

Description**3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?**

Providing modern restrooms and comfort stations will greatly improve the visitor experience and increase the reputation of the parks and the park system.

Replacement of the identified restrooms and comfort stations will also reduce the ongoing maintenance and upkeep needed for these facilities that have long outlived their useful life. This will reduce the ongoing operational costs for the parks.

Future full biennial requests of approximately \$8M will allow State Parks to replace all 72 facilities that are currently beyond their useful life over the next 14 years, or 7 biennia.

4. WHAT ALTERNATIVES WERE EXPLORED?**Do Nothing**

This alternative would require the parks to continue to operate outdated and subpar comfort stations and restrooms. This would continue to impact on the visitor experience and increase the reputational risk for the whole State Parks system. These restrooms would continue to require increased maintenance and upkeep. The ageing assets would continue to deteriorate, risking having to be closed due to failed infrastructure. Closure of comfort stations would significantly impact park visitors or overnight campers and may result in closure of camping opportunities for sites served by the closed facilities.

Proposed Alternative

The alternative proposed in this request would allow State Parks to address a handful of the most in need of comfort stations and restrooms with full funding for replacement and begin the design and permitting process for a handful more facilities. Continued biennial funding over the next 7 biennia would result in full replacement of all 72-comfort station and restrooms that are at or below a C Facility Condition Index rating and in desperate need of replacement.

5. WHO BENEFITS FROM THE PROJECT?

The Washington state park system reaches around 40 million visitors by the public each year. The six parks identified for restroom and comfort station replacements as part of this project had a total of 1.4M visitors in 2024. This project will have a positive impact on many of the 1.4M visitors to these six parks each year. If continued biannual funding for this project is provided, millions more visitors will be positively impacted by this project in the future biennium.

This project will also have a positive impact on the staff who work in those parks. There will likely be an increased sense of pride in their parks, which will translate to a positive customer service experience for visitors. Our maintenance staff will also see benefit from this project by having new facilities that require less maintenance and upkeep.

Our state parks are host to many large events every year, including the Tribal Canoe Journey, music festivals, retreats, school groups, sporting events and many more. This project will benefit the many visitors to the parks that expect nice, well-kept, up-to-date restrooms and comfort stations, and the many in park vendors and adjacent businesses who benefit from large events that take place in our parks.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000497

Project Title: Statewide Restroom and Comfort Station Replacement 2025-27

Description**2021-2031 STRATEGIC PLAN?**

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

- + Keep parks vibrant, accessible and well cared for.
- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.
- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.
- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

Yes. The Puget Sound Action Agenda Strategy 11 desired outcomes include:

- + Reduced nutrient discharge through wastewater
- + Reduced bacteria discharge through wastewater
- + Reduce fish and shellfish contamination

Many of the Comfort Stations and Restrooms that will be replaced through this project will include upgrading or repairing of the wastewater treatment systems or septic drain fields that the restrooms or comfort stations feed into. This will result in reduced nutrient and bacteria discharge and improved water quality for fish and shellfish.

Approximately 60% of this project is linked to the Puget Sound Action Agenda assuming geographic estimate.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000497

Project Title: Statewide Restroom and Comfort Station Replacement 2025-27

Description

New comfort stations and restrooms are designed and constructed with energy-efficient lighting and heating, toilets and showers that are designed to conserve water, and solar panels where appropriate. The GHG reductions will likely be significant, considering the extreme age of the restrooms and comfort stations that will be replaced through this project.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

The current restroom and comfort station designs improve our efforts to address diversity, equity and inclusion. Examples include providing private individual bathrooms and shower rooms and addressing accessibility limitations. Many of the restrooms in need of replacement present accessibility barriers to park visitors.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

No.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

Why are we requesting funds in the 2026 supplemental rather than waiting for the 27-29 budget? Many restroom and comfort station replacements can be designed and permitted in a relatively short timeframe using existing designs, or prefabricated models (CXT). Supplemental funding will allow us to quickly design and permit several renovations and replacements and be ready for construction funding in the 27-29 biennium. This will also ensure that most of these projects can be constructed within the two-year timeframe of the 27-29 biennium.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

Yes. The design and permitting for the Fort Ebey campground comfort station replacement was funded in the 203-25 Capital Budget and will be shovel readying in the 2027 fiscal year.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Preservation - Unidentified

Growth Management impacts

No growth management impacts are anticipated as a result of this project.

Funding

Expenditures

2025-27 Fiscal Period

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000497

Project Title: Statewide Restroom and Comfort Station Replacement 2025-27

Funding						
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	5,250,000				5,250,000
	Total	5,250,000	0	0	0	5,250,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project replaces or preserves existing site or building systems and would have no impact to existing operations.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Statewide Restroom and Comfort Station Replacement
OFM Project Number	40000497

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	12.56%
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 %	10.00%	Location Used for Tax Rate	
Contingency Rate	10%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start	July-26	Predesign End	September-26
Design Start	September-26	Design End	September-26
Construction Start	October-26	Construction End	June-27
Construction Duration	8 Months		

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Project Cost Summary			
Total Project	\$5,028,585	Total Project Escalated	\$5,249,943
		Rounded Escalated Total	\$5,250,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$5,250,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$14,000		
Design Phase Services	\$309,824		
Extra Services	\$200,000		
Other Services	\$139,196		
Design Services Contingency	\$66,302		
Consultant Services Subtotal	\$729,322	Consultant Services Subtotal Escalated	\$755,082

Construction			
Maximum Allowable Construction Cost (MACC)	\$3,250,000	Maximum Allowable Construction Cost (MACC) Escalated	\$3,399,175
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$325,000		\$339,918
Non-Taxable Items	\$0		\$0
Sales Tax	\$357,500	Sales Tax Escalated	\$373,909
Construction Subtotal	\$3,932,500	Construction Subtotal Escalated	\$4,113,002

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$26,119	Artwork Subtotal Escalated	\$26,119

Agency Project Administration			
Agency Project Administration Subtotal	\$285,644		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$5,000		
Project Administration Subtotal	\$290,644	Project Administration Subtotal Escalated	\$303,985

Other Costs			
Other Costs Subtotal	\$50,000	Other Costs Subtotal Escalated	\$51,755

Project Cost Estimate			
Total Project	\$5,028,585	Total Project Escalated	\$5,249,943
		Rounded Escalated Total	\$5,250,000

Funding Summary

			Current Biennium			
			2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0				\$0	
Consultant Services						
Consultant Services Subtotal	\$755,082		\$755,082		\$0	
Construction						
Construction Subtotal	\$4,113,002		\$4,113,002		\$0	
Equipment						
Equipment Subtotal	\$0				\$0	
Artwork						
Artwork Subtotal	\$26,119		\$26,119		\$0	
Agency Project Administration						
Project Administration Subtotal	\$303,985		\$303,985		\$0	
Other Costs						
Other Costs Subtotal	\$51,755		\$51,755		\$0	
Project Cost Estimate						
Total Project	\$5,249,943	\$0	\$5,249,943	\$0	\$0	
	\$5,250,000	\$0	\$5,250,000	\$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.)

This project is intended to be the first in an ongoing request for pool funding to address the declining condition of many of the restrooms and comfort stations in

Insert Row Here

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

The replaement for the campground comfort station at Fort Ebey State Park is currently in design and permitting with existing funds appropriate during the 23-25

Insert Row Here

What is planned with a future appropriation?

State Parks plans on submitting a similar budget request each biennium to continue the design, permitting and construction for the replacement of comfort stations

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$14,000			
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$14,000	1.0299	\$14,419	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$309,824			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$309,824	1.0312	\$319,491	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$65,000			
Geotechnical Investigation	\$5,000			
Commissioning				
Site Survey	\$30,000			
Testing	\$15,000			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$25,000			
Environmental Mitigation (EIS)	\$30,000			
Landscape Consultant	\$30,000			
Other				
Insert Row Here				
Sub TOTAL	\$200,000	1.0312	\$206,240	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$139,196			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$139,196	1.0459	\$145,586	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$66,302			
Other				
Insert Row Here				
Sub TOTAL	\$66,302	1.0459	\$69,346	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$729,322	\$755,082

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0351	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0351	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost	\$3,250,000			
Insert Row Here				
Sub TOTAL	\$3,250,000	1.0459	\$3,399,175	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$3,250,000		\$3,399,175	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$325,000		
Other			
Insert Row Here			
Sub TOTAL	\$325,000	1.0459	\$339,918

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0459	\$0

9) Sales Tax

Sub TOTAL	\$357,500	\$373,909
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CONSTRUCTION CONTRACTS TOTAL	\$3,932,500	\$4,113,002
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0459	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0459	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL	\$0		\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$26,119				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$26,119		NA	\$26,119	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$285,644				
Additional Services					
Other					
Permit Costs	\$5,000				
Subtotal of Other	\$5,000				
PROJECT MANAGEMENT TOTAL	\$290,644		1.0459	\$303,985	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Permit - Costs	\$35,000				
Permit - Staff	\$15,000				
Insert Row Here					
OTHER COSTS TOTAL	\$50,000		1.0351	\$51,755	

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C-100 (2026) Additional Notes
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Tab A. Acquisition
<i>Insert Row Here</i>

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

Tab C. Construction Contracts
<i>Insert Row Here</i>

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

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

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

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

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000498

Project Title: Millersylvania Welcome Center and Entrance Modifications

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 7

Project Summary

This two-phase project removes the existing welcome center, constructs a new welcome center, paves a section of roadway from the existing welcome center to the new proposed welcome center location along the park access road, realigns the road and parking as necessary to avoid flooding, and improves stormwater drainage. The project also includes restoration of wetlands after removal of the existing welcome center along with interpretive panels and visitor orientation improvements.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

The current Entrance Road and Welcome Center at Millersylvania State Park are in a low-lying wetland area that experiences frequent and worsening flooding during the wet season. This flooding disrupts visitor access, damages infrastructure, and strains park operations. Historically, the wetland's natural hydrology contributed to occasional pooling; however, climate change has significantly exacerbated the problem. Western Washington is now experiencing more intense and prolonged winter rain events, often driven by atmospheric rivers, which result in higher surface runoff and a seasonally elevated groundwater table. These impacts are compounded by poor soil infiltration and aging infrastructure that cannot manage the increased water load. Relocating the entrance and welcome station outside of the wetland basin is a critical climate adaptation investment that will protect public access, reduce maintenance costs, and enhance environmental stewardship by allowing wetland areas to function naturally without interference from failing infrastructure.

This heavily used area of the park also lacks accessible orientation and interpretive features, which are standard in modern park welcome centers and help visitors self-serve rather than relying on staff for this type of information. The new welcome center will include self-guided exhibits to help visitors navigate the park and understand its natural and culture significance.

2. WHAT IS THE PROJECT?

This project constructs a new welcome center in a higher elevation of the park, removes facilities built in wetlands, paves and delineates a portion of the entrance road, modifies travel lanes to avoid flooding, relocates the RV dump station to outbound side of the park road, improves storm drainage facilities and provides accessible orientation and interpretive features that will enable visitors to understand the natural and cultural significance of this park. Design and permitting would occur in the over the remainder of the 2025-27 biennium with construction funding most likely being requested in the 2027-29 biennium.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

The project would remove the existing welcome center which currently sits in an area that floods every year and restores a portion of that area to its more natural wetland state. It would create a stronger orientation and information system for the park, with adequate parking and circulation. The no action alternative would result in the main roadway being increasingly difficult to drive, inadequate park interpretation, continued congestion and cross-traffic at RV dump station, and continued flooding of the welcome center.

4. WHAT ALTERNATIVES WERE EXPLORED?**No Action**

If no action is taken to relocate the entrance and welcome station at Millersylvania State Park, the park will continue to experience chronic flooding during the wet season, resulting in increasing access limitations, and damage to infrastructure. Visitors, especially those with mobility limitations or young children, will face inconsistent access and degraded visitor experiences. Continued use of the flood-prone entrance will also increase long-term maintenance and emergency repair costs, diverting resources away from other priority needs across the park system. Moreover, the failure to address known climate-related vulnerabilities undermines the agency's efforts to build a resilient, equitable, and future-ready parks system. The no action alternative perpetuates the environmental strain on sensitive wetland habitats, fails to uphold equitable access

Capital Project Request

2025-27 Biennium

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Description

standards, and ignores clear public safety and operational risks—ultimately costing more in both dollars and public trust.

Preferred Alternative

The preferred alternative is to relocate the entrance road and welcome station at Millersylvania State Park to a higher, drier location outside the existing wetland zone. This relocation will eliminate seasonal flooding impacts, significantly improve traffic flow into the park, and create a safer, more intuitive arrival experience for all visitors. The new configuration will also allow for the RV dump station to be relocated to a more functional and accessible area, reducing backups and improving service efficiency for RV users. By removing infrastructure from sensitive wetland areas, this project enables meaningful wetland restoration that will enhance ecological function, support native habitat, and improve water quality. In turn, these restored areas offer new opportunities for interpretive signage, educational programming, and immersive visitor experiences focused on wetland ecology and climate resilience. Overall, this alternative provides a climate-adaptive, equity-focused, and operationally efficient solution that improves public access, protects natural resources, and strengthens the park's role as a place of recreation, learning, and stewardship.

5. WHO BENEFITS FROM THE PROJECT?

Washington state park system reaches around 40 million visitors each year. Continued use impacts the condition of buildings, utility infrastructures, marine facilities, and trails resulting in the need for continued repair/restoration and the construction/development of new facilities to accommodate visitors and preservation of the park system.

Millersylvania State Park served 581,115 visitors in 2023. This proposal is not expected to have an appreciable effect on the number of visits. Relocation of the welcome center, and corresponding improvements to the entrance road and parking, will be easier for park staff to manage and is intended to result in better connections with park visitors, some additional revenue from point-of-sale merchandise, and better experiences for park visitors in their increased knowledge of the park. Most importantly, this project will benefit those park visitors with accessibility limitations by providing a safer, more equitable experience.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

- + Keep parks vibrant, accessible and well cared for.
- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.
- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

Capital Project Request

2025-27 Biennium

*

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Project Number: 40000498

Project Title: Millersylvania Welcome Center and Entrance Modifications

Description

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.
- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

Specifically, this project will incorporate low energy usage fixtures, lighting, HVAC system, improved insulation and windows will also reduce energy usage significantly. In addition, during the design phase, the addition of EV charging stations at the nearby day-use parking will be evaluated, and if feasible, included in the construction phase of the project.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

Relocating the entrance and welcome station to a dry, accessible location supports Washington State Parks' commitment to equity by removing physical and systemic barriers to park access. Regular flooding near the current entrance disproportionately impacts visitors with disabilities, families with small children, and seniors'—groups for whom navigating flooded terrain can be unsafe or unfeasible. This project reflects a broader effort to design parks that are welcoming, inclusive, and climate-resilient for everyone.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

No.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

Securing funding for the Millersylvania State Park Welcome Center and Entrance Modification project in the 2026 supplemental budget is critical to avoid escalating costs, worsening public access issues, and increased risk to public health and safety. Each

Capital Project Request

2025-27 Biennium

*

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Date Run: 9/15/2025 1:17PM

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Description

additional winter season places the current entrance infrastructure at risk of further damage due to chronic flooding, leading to emergency repairs, unplanned closures, and growing operational costs. Delaying the project to the 2027–29 biennium risks compounding those impacts and may require redirecting limited resources toward temporary stopgap measures. Early funding also enables the park to align this relocation project with other scheduled improvements and leverage in-progress permitting and design efforts—reducing redundancy and accelerating delivery. Most importantly, timely investment addresses growing equity concerns by ensuring safe, reliable access for all visitors. Advancing this project in the supplemental budget is a fiscally responsible, climate-adaptive, and equity-centered decision that positions the agency to deliver meaningful improvements without delay.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

Yes.

Location

City: Unincorporated

County: Thurston

Legislative District: 035

Project Type

Preservation - Unidentified

Growth Management impacts

Parks has reviewed this project for consistency with local government land use policies and regulations under the Growth Management Act and concludes that it is likely to be permissible, contingent on detailed local review and approval processes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	3,240,000				630,000
	Total	3,240,000	0	0	0	630,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
057-1	State Bldg Constr-State	2,610,000				
	Total	2,610,000	0	0	0	

Operating Impacts**No Operating Impact****Narrative**

Detailed scope not yet defined to finalize operating impacts that if needed would occur after the 2027-29 biennium.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Millersylvania Welcome Center and Entrance Road Modifications
OFM Project Number	40000498

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	13.20%
Remodel	Yes	Projected Life of Asset (Years)	30
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	9.70%	Location Used for Tax Rate	Thurston County
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	October-25	Design End	April-26
Construction Start	September-27	Construction End	May-28
Construction Duration	8 Months		

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Project Cost Summary			
Total Project	\$2,953,707	Total Project Escalated	\$3,240,096
		Rounded Escalated Total	\$3,240,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$630,000
Next Biennium			\$2,610,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$4,000		
Design Phase Services	\$229,800		
Extra Services	\$200,000		
Other Services	\$159,294		
Design Services Contingency	\$59,309		
Consultant Services Subtotal	\$652,403	Consultant Services Subtotal Escalated	\$696,463

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,595,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,761,424
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$159,500		\$177,396
Non-Taxable Items	\$0		\$0
Sales Tax	\$170,187	Sales Tax Escalated	\$188,066
Construction Subtotal	\$1,924,687	Construction Subtotal Escalated	\$2,126,886

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$186,617		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$5,000		
Project Administration Subtotal	\$191,617	Project Administration Subtotal Escalated	\$213,117

Other Costs			
Other Costs Subtotal	\$185,000	Other Costs Subtotal Escalated	\$203,630

Project Cost Estimate			
Total Project	\$2,953,707	Total Project Escalated	\$3,240,096
		Rounded Escalated Total	\$3,240,000

Funding Summary

			Current Biennium			
			2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$696,463		\$502,925	\$193,538		\$0
Construction						
Construction Subtotal	\$2,126,886			\$2,126,886		\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$213,117		\$72,214	\$140,903		\$0
Other Costs						
Other Costs Subtotal	\$203,630		\$55,000	\$148,630		\$0
Project Cost Estimate						
Total Project	\$3,240,096	\$0	\$630,139	\$2,609,957		\$0
	\$3,240,000	\$0	\$630,000	\$2,610,000		\$0
Percentage requested as a new appropriation			19%			

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

Requested new funding will be used to complete full design and permitting for the project.

Insert Row Here

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

Insert Row Here

What is planned with a future appropriation?

Future planned appropriation will fund the construction phase.

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis	\$2,500			
Predesign Study				
Archeology/Tribal Consultation	\$1,500			
Insert Row Here				
Sub TOTAL	\$4,000	1.0370	\$4,148	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$159,800			69% of A/E Basic Services
Wetland Delineation	\$20,000			
Archeology	\$50,000			
Sub TOTAL	\$229,800	1.0451	\$240,164	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$30,000			
Geotechnical Investigation	\$40,000			
Commissioning				
Site Survey	\$25,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$10,000			
Environmental Mitigation (EIS)	\$25,000			
Landscape Consultant				
Staff	\$30,000			
Distance Expenses	\$40,000			
Sub TOTAL	\$200,000	1.0451	\$209,020	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$71,794			31% of A/E Basic Services
HVAC Balancing				
Staffing	\$20,000			
Distance	\$7,500			
Archeology Monitoring	\$60,000			
Sub TOTAL	\$159,294	1.1122	\$177,167	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$59,309			
Other				
Insert Row Here				
Sub TOTAL	\$59,309	1.1122	\$65,964	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$652,403		\$696,463

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$165,000			
G20 - Site Improvements	\$500,000			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities	\$80,000			
G60 - Other Site Construction	\$110,000			
Water/Sewer	\$85,000			
Stormwater Retention	\$150,000			
Sub TOTAL	\$1,090,000	1.1007	\$1,199,763	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Exhibit Fabrication and Install				
Exterior Improvements				
Sub TOTAL	\$0	1.1007	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost	\$460,000			
Insert Row Here	\$45,000			
Sub TOTAL	\$505,000	1.1122	\$561,661	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,595,000		\$1,761,424	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$159,500		
Other			
Insert Row Here			
Sub TOTAL	\$159,500	1.1122	\$177,396

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1122	\$0

9) Sales Tax

Sub TOTAL	\$170,187	\$188,066
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CONSTRUCTION CONTRACTS TOTAL	\$1,924,687	\$2,126,886
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1122	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1122	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
	\$0		\$0	

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Cost Estimate Details

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

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Cost Estimate Details

Project Management				
Item	Base Amount		Escalation Factor	Escalated Cost
1) Agency Project Management				
Agency Project Management	\$186,617			
Additional Services				
Other				
Permit Costs	\$5,000			
<i>Subtotal of Other</i>	<i>\$5,000</i>			
PROJECT MANAGEMENT TOTAL	\$191,617		1.1122	\$213,117

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$70,000				
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Permit - Costs	\$80,000				
Permit - Staff	\$35,000				
Insert Row Here					
OTHER COSTS TOTAL	\$185,000				

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C-100 (2026)
Additional Notes

Tab A. Acquisition

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Tab B. Consultant Services

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Tab C. Construction Contracts

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Tab D. Equipment

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Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

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Tab G. Other Costs

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**465 - State Parks and Recreation Commission
Capital Project Request**

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000475

Project Title: Ike Kinswa Bulkhead Replacement

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 8

Project Summary

This project completes the design, permitting and construction for the removal and replacement of the Ike Kinswa day use beach non-compliant bulkheads.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

Ike Kinswa State park's day use beach area serves rural Lewis County residents as well as incorporated area residents. The beach area sees 120,000 visitors annually. It is one of very few public lakes access points in the county. The bulkhead is in a state of disrepair and in an unsafe condition. Bank erosion has exposed rebar, rotted lumber, and a 4' drop off in places. Once terraced spoils were lost to the lakebed making the area unsafe for beach goers to get to the water.

2. WHAT IS THE PROJECT?

Due to the safety issue and non-permit compliance (see #3 below), State Parks used 2021-23 code compliance funding to design the project and begin the permit process. This request would complete the permitting process, finalize the construction documents and construct the project. The north bulkhead is being removed, and the beach will be re-graded to a natural slope. The south bulkhead is also being removed but replaced with a concrete block bulkhead. The project would be constructed in the 2025-27 biennium.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

Mayfield lake has many listed salmonoid species. Mitigation on this project will bring a large section of beach back to its natural state by removing the exiting failing bulkhead. Additionally, it will preserve the uplands for future generations of state park users.

The project will result in Increased and safe beach access beach access, safe Kayak launch access to the Tilton River, and decreased upland erosion.

Not acting will leave State Parks out of compliance with City of Tacoma Permit NO. 1732. The section of Ike Kinswa is located on leased land from Tacoma Public Utilities under "8. General Terms and Conditions":

k. Maintenance of Permittee's Structures – The structure(s), improvements(s) and any associated habitat conditions permitted herein will be maintained at the Permittee's sole cost in a safe condition and according to the specification describe in this Permit.

i. Permittee's Facilities – Permittee shall maintain its facilities, and the Premises subject to this Permit, in a clean and neat manner..."

4. WHAT ALTERNATIVES WERE EXPLORED?

Multiple retaining wall fixes were explored. They ranged from new wooden bulkheads to removing and reshaping beach access to concrete bulkheads. The chosen design was a combination of two alternatives. The north shore utilizes bulkhead removal with beach slope restoration. The south shore uses a concrete block retaining wall shaped to provide controlled access to the beach. The reason the concrete block is being used is because regrading would have caused a nearly unusable south beach and would have meant removing trees. The combination of the two provides ADA access and enhances the natural beach shape.

465 - State Parks and Recreation Commission Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

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Project Number: 40000475

Project Title: Ike Kinswa Bulkhead Replacement

Description

5. WHO BENEFITS FROM THE PROJECT?

Ike Kinswa State Park is a major destination in Lewis County, generating an estimated attendance of 150,000 visitors in 2024. The park draws families, boating and fishing enthusiasts, campers, and nature lovers—especially those eager for lake access.

The city of Tacoma would also benefit from this project because this area of the park is located on land leased from the city. This project would improve city owned property and reduce the risk of liability to both State Parks and city of Tacoma.

This project will also benefit the Cowlitz Indian Tribe. The Tribe uses Ike Kinswa State Park for cultural practices and access to Mayfield Lake.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

- + Keep parks vibrant, accessible and well cared for.
- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.
- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.
- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

No.

**465 - State Parks and Recreation Commission
Capital Project Request**

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000475

Project Title: Ike Kinswa Bulkhead Replacement

Description**10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?**

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

This project will improve environmental performance by returning a portion of the lake shoreline to a more natural state. The project will include new vegetation plantings that will remove green house gases from the atmosphere.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

All resource requests to pay for improving the park system would contribute to State Parks success. This includes ensuring that all visitors are welcome and have access to a well-run park system that meets their expectations.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

No.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

State Parks is requesting funding for this project because of the need to address current violations of our lease agreement with the city of Tacoma. We are also including this as a supplemental request to be able to address the barriers to accessibility the current bulkheads present. Accessibility barriers present a significant liability for State Parks, and addressing them is an urgent need.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

Yes. State Parks used 2021-23 Code Compliance funding to complete design development and begin the permitting process. New funding will be used to complete the construction documents, finalizing permitting and constructing the project.

Location

City: Unincorporated

County: Lewis

Legislative District: 020

Project Type

Major Projects-Infrastr Replacemnt

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000475

Project Title: Ike Kinswa Bulkhead Replacement

Description**Growth Management impacts**

Parks has reviewed this project for consistency with local government land use policies and regulations under the Growth Management Act and concludes that it is likely to be permissible, contingent on detailed local review and approval processes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	1,634,000				1,634,000
	Total	1,634,000	0	0	0	1,634,000
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Ike Kinswa Shoreline Restoration and Bulkhead Replacement
OFM Project Number	40000475

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	13.53%
Remodel	Yes	Projected Life of Asset (Years)	40
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	7.80%	Location Used for Tax Rate	Lewis County
Contingency Rate	10%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	June-23	Design End	June-24
Construction Start	June-26	Construction End	September-26
Construction Duration	4 Months		

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Project Cost Summary			
Total Project	\$1,599,584	Total Project Escalated	\$1,634,499
		Rounded Escalated Total	\$1,634,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,634,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$30,000		
Design Phase Services	\$26,809		
Extra Services	\$25,000		
Other Services	\$79,367		
Design Services Contingency	\$16,118		
Consultant Services Subtotal	\$177,294	Consultant Services Subtotal Escalated	\$179,883

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,070,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,093,326
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$107,000		\$109,900
Non-Taxable Items	\$0		\$0
Sales Tax	\$91,806	Sales Tax Escalated	\$93,852
Construction Subtotal	\$1,268,806	Construction Subtotal Escalated	\$1,297,078

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$103,484		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$30,000		
Project Administration Subtotal	\$133,484	Project Administration Subtotal Escalated	\$137,102

Other Costs			
Other Costs Subtotal	\$20,000	Other Costs Subtotal Escalated	\$20,436

Project Cost Estimate			
Total Project	\$1,599,584	Total Project Escalated	\$1,634,499
		Rounded Escalated Total	\$1,634,000

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	\$179,883		\$179,883			\$0
Construction						
Construction Subtotal	\$1,297,078		\$1,297,078			\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$137,102		\$137,102			\$0
Other Costs						
Other Costs Subtotal	\$20,436		\$20,436			\$0
Project Cost Estimate						
Total Project	\$1,634,499	\$0	\$1,634,499	\$0	\$0	
	\$1,634,000	\$0	\$1,634,000	\$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.)

The new requested appropriation will fund the completion of permitting, construction documents, and construction.

Insert Row Here

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

Funding appropriated in the 2021-23 biennium was used to scope and design the project.

Insert Row Here

What is planned with a future appropriation?

No future funding is planned for the bukthead and beach restoration until after the projected 40 year life of the project

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis	\$5,000			
Predesign Study				
Archeology/Tribal Consultation	\$25,000			
Insert Row Here				
Sub TOTAL	\$30,000	1.0000	\$30,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$109,881			69% of A/E Basic Services
Other	-\$103,072			
Review and Complete Construction Documents	\$20,000			
Sub TOTAL	\$26,809	1.0000	\$26,810	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$15,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$10,000			
Other				
Insert Row Here				
Sub TOTAL	\$25,000	1.0000	\$25,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$49,367			31% of A/E Basic Services
HVAC Balancing				
Staffing	\$10,000			
Environmental Monitoring	\$10,000			
Distance Expenses	\$10,000			
Sub TOTAL	\$79,367	1.0271	\$81,518	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$16,118			
Other				
Insert Row Here				

Sub TOTAL	\$16,118	1.0271	\$16,555	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$177,294		\$179,883	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Shoreline Restoration - North	\$220,000			
Full Bulkhead Replacment - South	\$850,000			
Sub TOTAL	\$1,070,000	1.0218	\$1,093,326	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0218	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0271	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,070,000		\$1,093,326	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$107,000		
Other			
Insert Row Here			
Sub TOTAL	\$107,000	1.0271	\$109,900

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0271	\$0

9) Sales Tax

Sub TOTAL	\$91,806	\$93,852
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CONSTRUCTION CONTRACTS TOTAL	\$1,268,806	\$1,297,078
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0271	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0271	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
	\$0		\$0	

Green cells must be filled in by user

Cost Estimate Details

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

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$103,484				
Additional Services					
Other					
Permit Costs	\$30,000				
Subtotal of Other	\$30,000				
PROJECT MANAGEMENT TOTAL	\$133,484		1.0271	\$137,102	

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Cost Estimate Details

Other Costs						
Item	Base Amount		Escalation Factor	Escalated Cost	Notes	
Mitigation Costs						
Hazardous Material						
Remediation/Removal						
Historic and Archeological Mitigation						
Other						
Permit - Costs	\$20,000					
Permit - Staff						
Insert Row Here						
OTHER COSTS TOTAL	\$20,000		1.0218	\$20,436		

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C-100 (2026) Additional Notes
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Tab A. Acquisition
<i>Insert Row Here</i>

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

Tab C. Construction Contracts
<i>Insert Row Here</i>

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

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

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

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

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 30000784

Project Title: Federation Forest - Remodel Interpretive Center

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 9

Project Summary

This project completes design, permitting and construction of the Catherine Montgomery Interpretive Center remodel and related ADA-access improvements consistent with the established Schematic Exhibit Design Plan.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

The Catherine Montgomery Interpretive Center (CMIC) is among the agency's most outdated interpretive facilities. This project will provide new exhibits relevant for modern audiences, retail infrastructure for revenue generation, and ADA improvements to make the facility accessible to all visitors. State Parks has worked with partners including the Muckleshoot Indian Tribe (Muckleshoot) and Washington State Chapter of the General Federation of Women's Clubs (Women's Federation) to develop the design plan that this project will implement.

Federation Forest was established through a fundraising campaign by the Women's Federation in 1926. The 574-acre park is one of the largest remaining lowland old-growth forests in the Puget Sound region and lies along the Naches Trail, a historic travel route utilized by the Muckleshoot and other tribes. The CMIC was built in 1964 with funds from the estate of Catherine Montgomery, a Women's Federation member famous for conceiving the Pacific Crest Trail. The park has strong links to indigenous culture and Washington State women's history that will be revealed to visitors in the planned exhibits. The CMIC is a National Register-eligible historic structure designed in the Northwest Regional Style by Robert A. Jorgensen.

Currently, the facility contains substantial exhibit infrastructure remaining from 1964 alongside ad hoc improvements made in the decades since. The result is a disjointed experience that lacks relevance for contemporary audiences and does not meet accessibility and universal access standards. Between 2015 and 2017, State Parks made emergency repairs to stabilize the building and worked with the Muckleshoot and Women's Federation to develop a Schematic Design for new exhibits and related facility improvements. In 2018, two house posts made by Muckleshoot carvers were installed in the CMIC lobby as a first step towards realizing the new vision. This project will complete this vision.

According to the WSDOT Traffic Count Data System Highway 410 at about 750,000 vehicles travel the section of highway at Federation Forest State each year. When complete, the renewed CMIC will serve as a hub for natural and cultural history education along this heavily-travelled corridor. The new exhibits will interpret Muckleshoot heritage, the contributions of the Women's Federation, and old-growth forest ecology. The CMIC also includes a classroom space frequently utilized by Pierce and King County school groups, and the Muckleshoot Tribal School, that will be improved by this project.

2. WHAT IS THE PROJECT?

This project completes design, fabrication and installation of new exhibits and related infrastructure consistent with an existing Schematic Design developed in partnership with the Muckleshoot and the General Federation. Facility improvements will include updates to provide code-complaint ADA route-of-travel to and from the building, improvements to an existing access ramp, and restroom updates. Construction and exhibit design will enhance the auxiliary exhibit area, interpretive experience, and administrative area. The earlier internal design and scoping process was conducted to ensure the project could be completed in a single phase of work.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

Currently, this facility contains outdated exhibits alongside numerous ADA and universal access barriers. State Parks has invested substantial funding and staff time to stabilize the building, built a strong partnership with the Muckleshoot and General Federation, and developed a Schematic Design plan for exhibit improvements. If the project were completed, the exhibit plan

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 30000784

Project Title: Federation Forest - Remodel Interpretive Center

Description

would be fully realized. Access to the facility and restroom would be fully compliant with the ADA and meet current building codes.

Without the project, the site would not follow the ADA and current codes and much of the design work that has occurred up to this point would not be implemented on site. Support from the Muckleshoot has been integral to the design process, and lack of follow-through would not be helpful to the positive momentum occurring with that relationship.

4. WHAT ALTERNATIVES WERE EXPLORED?**Do Nothing**

If this project is not funded the CMIC will continue to provide a substandard and outdated visitor experience. Both the exhibits and the broader facility would continue to present barriers to accessibility, resulting in ongoing legal liability for the state. The park's significance to indigenous history and culture would not be reflected in the exhibits, which the Muckleshoot Indian Tribe has invested significant time and resources in co-designing with Washington State Parks. The educational opportunities for school groups frequently visit the CMIC would continue to be outdated, subpar, and lack modernized educational tools and equipment. The investment of time and funding towards planning and design that Washington State Parks and other partners, including the Muckleshoot Indian Tribe, have made would not be capitalized on. Finally, the overall cost of the project would continue to increase with inflation.

Preferred Alternative

Between 2015 and 2017, State Parks engaged the Muckleshoot Indian Tribe, the General Federation of Women's Clubs and other partners in an exhibit design process that included the exploration of various design alternatives for this facility. The preferred alternative of renewing the facility as a hub for education was selected due to the park's unique natural and cultural qualities, and its location near urban areas along a heavily-traveled corridor. Additionally, the preferred alternative includes critical accessibility improvements both inside and outside the facility, which State Parks is legally obligated to provide.

5. WHO BENEFITS FROM THE PROJECT?

This project would serve to highlight the partnership between State Parks, the Muckleshoot Tribe, and the General Federation of Women's Clubs.

The Muckleshoot Tribe has inhabited the Duwamish and Upper Puyallup watersheds for thousands of years. The CMIC is located near the banks of the White River in the Upper Puyallup watershed. This project would allow State Parks and the Muckleshoot Tribe to partner in telling the story of the Tribe and their traditional use of this area since time immemorial.

The Washington Chapter of the General Federation of Women's Clubs led the campaign in 1926 to establish the park and save some of the state's rapidly disappearing old-growth Forests. This project will allow State Parks and the GFWC to improve the educational and interpretive experience around this campaign to establish the park.

State Parks provide access to outdoor recreation, interpretive experiences and educational opportunities for about 40 million visitors each year; therefore, it is essential to maintain properties and infrastructure to help ensure the safety of and better-quality experiences for visitors. This project will have a positive impact on all visitors to the CMIC.

Federation Forest encompasses one of the most accessible lowland old-growth forests in Puget Sound, making it a unique educational asset in the region. In addition to tourists travelling along Highway 410 to Mount Rainier National Park and other sites, the park serves school groups throughout Pierce and King Counties and is frequently utilized by the Muckleshoot Tribal School, as it is the closest old-growth forest to their Reservation.

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 30000784

Project Title: Federation Forest - Remodel Interpretive Center

Description**6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?**

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project also furthers the Agency's Six Principles and Goals of, 1. Customer Experience, 2. Quality of Life, 3. Diversity, Equity, and Inclusion, 4. Resource Protection, 5. Work Force Development, and 6. Resource Management.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

No.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

This project specifically will include all new energy-efficient lighting, and replacement of the existing electrical system that will allow for conversion from inefficient electric baseboard heating to an energy efficient central HVAC system. The energy efficient HVAC system will be included as a bid alternate.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of state park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

All resource requests to pay for improving the park system would contribute to State Parks success. This includes ensuring that all visitors are welcome and have access to a well-run park system that meets their expectations.

The Muckleshoot Indian Tribe has been engaged in the design work for this project that has occurred to date. This project will

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 30000784

Project Title: Federation Forest - Remodel Interpretive Center

Description

aid the Tribe in their goals to communicate their history and culture to the general public and will also provide a more welcoming experience for their members with the completion of the new exhibits and associated improvements.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

No.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

This project is a high priority for supplemental funding for the following reasons:

+ The CMIC has not received capital investment since it was originally constructed in 1964.

+ The planning and design for this project began in 2015 and has involved the participation of key partners at the Muckleshoot Indian Tribe and the General Federation of Women's Clubs that are now nearing retirement. If the project is delayed and needs to restart with new staff and partners, additional planning and design work will likely be needed.

+ In 2018, the Muckleshoot Indian Tribe made a significant commitment to this planned project by carving and installing two traditional house posts in the CMIC's lobby. This was the first time the Tribe had ever installed house posts off of their reservation lands since the signing of the Treaty of Medicine Creek in 1854. Completion of this project will uphold State Parks' side of this commitment.

+ State Parks is striving to have this project constructed in time for the park's 100th birthday, which is in early 2028 (project would need to begin in 2026 for this to be feasible). The park was originally donated to the State of Washington by the General Federation of Women's Clubs, which has continued to support and invest in the park since its inception. Completion of this project will honor the work and commitment of the Women's Federation.

+ This project will make improvements to the facility's electrical and heating systems. If the project is delayed, the resulting efficiencies and cost savings will be delayed.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

No previous capital funding has been spent on this project. Previous planning and design related to this project was funded through the agencies operating budget.

Location

City: Enumclaw

County: King

Legislative District: 031

Project Type

Preservation - Unidentified

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 30000784

Project Title: Federation Forest - Remodel Interpretive Center

Description**Growth Management impacts**

Parks has reviewed this project for consistency with local government land use policies and regulations under the Growth Management Act and concludes that it is likely to be permissible, contingent on detailed local review and approval processes.

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	1,570,000				1,570,000
	Total	1,570,000	0	0	0	1,570,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	0.6	0.6	0.6	0.6	0.6
001-1	General Fund-State	46,000	46,000	46,000	46,000	46,000
	Total	46,000	46,000	46,000	46,000	46,000

Narrative

Assumes exhibit improvements will require an on site person to monitor exhibits/ answer questions / interpret. In the past, the interpretive center was self guided. New and improved exhibits will require a staff person in the building during open hours. Better exhibits will generate additional visitation and therefore additional revenue.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Federation Forest Remodel Interpretive Center
OFM Project Number	30000784

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet	4,000	MACC per Gross Square Foot	\$250
Usable Square Feet	33,550	Escalated MACC per Gross Square Foot	\$262
Alt Gross Unit of Measure			
Space Efficiency	838.8%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	13.58%
Remodel	Yes	Projected Life of Asset (Years)	30
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	King County
Contingency Rate	10%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	A06313
Project Administered By	Agency		

Schedule			
Predesign Start	July-26	Predesign End	September-26
Design Start	September-26	Design End	September-26
Construction Start	October-26	Construction End	March-28
Construction Duration	17 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$1,496,809	Total Project Escalated	\$1,570,208
		Rounded Escalated Total	\$1,570,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,570,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$9,000		
Design Phase Services	\$103,072		
Extra Services	\$10,000		
Other Services	\$46,308		
Design Services Contingency	\$16,838		
Consultant Services Subtotal	\$185,218	Consultant Services Subtotal Escalated	\$192,687

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,000,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,048,900
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$100,000		\$105,810
Non-Taxable Items	\$0		\$0
Sales Tax	\$96,800	Sales Tax Escalated	\$101,614
Construction Subtotal	\$1,196,800	Construction Subtotal Escalated	\$1,256,324

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$98,291		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$5,000		
Project Administration Subtotal	\$103,291	Project Administration Subtotal Escalated	\$109,293

Other Costs			
Other Costs Subtotal	\$11,500	Other Costs Subtotal Escalated	\$11,904

Project Cost Estimate			
Total Project	\$1,496,809	Total Project Escalated	\$1,570,208
		Rounded Escalated Total	\$1,570,000

Funding Summary

			Current Biennium			
			2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$192,687		\$192,687			\$0
Construction						
Construction Subtotal	\$1,256,324		\$1,256,324			\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$109,293		\$109,293			\$0
Other Costs						
Other Costs Subtotal	\$11,904		\$11,904			\$0
Project Cost Estimate						
Total Project	\$1,570,208	\$0	\$1,570,208	\$0	\$0	\$0
	\$1,570,000	\$0	\$1,570,000	\$0	\$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.)

The requested new appropriation will fund the scoping, design and permitting for all phase and construct exhibit improvements consistent with the established

Insert Row Here

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

Insert Row Here

What is planned with a future appropriation?

No future funding is planned for the interpretive center improvements until after the projected 30 year life of the project.

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$5,000			
Environmental Analysis	\$2,500			
Predesign Study				
Archeology/Tribal Consultation	\$1,500			
Insert Row Here				
Sub TOTAL	\$9,000	1.0299	\$9,270	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$103,072			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$103,072	1.0312	\$106,289	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$10,000			
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$10,000	1.0312	\$10,312	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$46,308			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$46,308	1.0581	\$48,999	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$16,838			
Other				
Insert Row Here				
Sub TOTAL	\$16,838	1.0581	\$17,817	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$185,218		\$192,687

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Interpretive Exhibits	\$400,000			
Insert Row Here				
Sub TOTAL	\$400,000	1.0351	\$414,040	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0351	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction	\$100,000			
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems	\$50,000			
D30 - HVAC Systems	\$25,000			
D40 - Fire Protection Systems				
D50 - Electrical Systems	\$25,000			
F10 - Special Construction	\$150,000			
F20 - Selective Demolition	\$50,000			
General Conditions	\$200,000			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$600,000	1.0581	\$634,860	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,000,000		\$1,048,900	
	\$250		\$262 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$100,000		
Other			
Insert Row Here			
Sub TOTAL	\$100,000	1.0581	\$105,810

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0581	\$0

9) Sales Tax

Sub TOTAL	\$96,800	\$101,614
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CONSTRUCTION CONTRACTS TOTAL	\$1,196,800	\$1,256,324
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0581	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0581	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL	\$0		\$0	

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Cost Estimate Details

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

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$98,291				
Additional Services					
Other					
Permit Costs	\$5,000				
Subtotal of Other	\$5,000				
PROJECT MANAGEMENT TOTAL	\$103,291		1.0581	\$109,293	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Permit - Costs	\$10,000				
Permit - Staff	\$1,500				
Insert Row Here					
OTHER COSTS TOTAL	\$11,500		1.0351	\$11,904	

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C-100 (2026)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000484

Project Title: Statewide Marine Facilities 2025-27

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 10

Project Summary

This phased project replaces functionally and structurally obsolete marine facilities with environmentally friendly and user-friendly facilities. It replaces creosoted materials that were found. Related to Puget Sound Action Agenda Implementation.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

Washington State Parks has more island-based Marine State Parks (20) and more marine facilities than any state park system in the country. Throughout the Salish Sea, State Parks provide docks, piers, buoys and floats for public recreation and transportation. Many of these facilities are functionally obsolete and are constructed of materials that are not used today, in many cases are not permitable, and are harmful to the marine environment. Many of these facilities have exceeded their designed life span and are unsafe, requiring either replacement or removal.

2. WHAT IS THE PROJECT?

This project would rehabilitate marine facilities that are currently in very poor condition and originally constructed with materials, such as creosote, that are hazardous to the public and the marine environment. They are also not constructed in a way that meets current regulatory requirements for habitat protection. Newly renovated structures in the Salish Sea will be constructed with modern and suitable materials that reduce the meet current requirements for overwater and in water structures in the Salish Sea. Funding will be used in various stages of multiple projects. Marine facility preservation projects that will be addressed with the requested supplemental funding will include:

- + Sucia Pump-Out Pile Installation Grant Match Component
- + Mooring Buoy Anchor Replacement
- + Pleasant Harbor Pier Repairs
- + Mystery Bay Launch Ramp Replacement
- + Ike Kinswa Boat Ramp Extension
- + Illahee Wave Attenuator Repairs

Design & Permitting Projects:

- + NMFS Programmatic Permit Planning
- + Statewide Marine Facility Engineering Assessments.
- + Beacon Rock Boat Launch Float Replacement: Design and permitting
- + Olga, Doe, Matia Pier Replacement: Design and permitting
- + Rosario Pier Removal & Beach Access Stairway: Design and permitting
- + Marine Crew Pier Replacement: Design and permitting

Additional projects will be pursued after these if additional funding remains.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

This project would ensure these valued marine facilities remain available. No action will ultimately result in the closure of many highly used marine facilities and allowing undesirable, hazardous materials, and facilities to remain the aquatic environment where they are located. State Parks marine facilities are very popular for boaters.

4. WHAT ALTERNATIVES WERE EXPLORED?

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000484

Project Title: Statewide Marine Facilities 2025-27

DescriptionDo Nothing

This alternative would result in the continued decline of our marine facilities, eventually requiring them to be closed to the public. The state parks system would likely see reduced visitorship to the parks that include marine facilities, leading to a decline in revenue generation.

Proposed Alternative

The alternative proposed in this request would allow State Parks to address a handful of the most in need marine facilities immediately, with continued ongoing funding available to address additional facilities each biennium. This alternative would ensure that facilities are repaired and preserved and avoid long-term facility closures. This alternative would likely lead to increased visitorship to parks with modern, safe, and functional marine facilities. Increased revenue generation is a likely outcome.

During the design process for individual projects, the sizing and functionality of each marine facility will be assessed, with alternatives for restoration, renovation, expansion/reduction, or removal as evaluated. The project does not envision any significant alteration in the scope or size of the State Parks marine system.

5. WHO BENEFITS FROM THE PROJECT?

The Washington state park system reaches around 40 million visitors each year. Continued use impacts the condition of buildings, utility infrastructures, marine facilities, and trails resulting in the need for continued repair/restoration and the construction/development of new facilities to accommodate visitors and preservation of the park system.

Investments in marine facility repairs and replacements benefit a broad range of users and communities:

Recreational Boaters and Mariners – Improved docks, buoys, and launches support safe, reliable access for boaters, paddlers, and cruisers exploring Washington’s marine waters.

Coastal and Island Communities – Our marine facilities attract tourism that supports small businesses, especially in remote and island areas such as the San Juans.

Anglers and Divers – Enhanced facilities provide access for fishing, shell fishing, and scuba diving.

Tribal Communities – Many of our marine facilities are in areas that are culturally significant and used in partnership with tribes for access, education, stewardship and the practice of tribal treaty rights.

Environmental and Educational Users – Parks support research, education, and protection of sensitive marine ecosystems.

General Public – Marine parks offer scenic destinations, wildlife viewing, upland trails, and shoreline camping, accessible by land or water.

These projects ensure continued safe use, protect public investments, and sustain economic, recreational, cultural, and environmental benefits statewide.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park’s Mission Statement: “The Washington State Parks and Recreation Commission cares for Washington’s most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000484

Project Title: Statewide Marine Facilities 2025-27

Description

and cultural heritage and provide memorable recreational and educational experiences that enhance their lives.”

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

- + Keep parks vibrant, accessible and well cared for.
- + Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

- + Maintain a safe and welcoming environment for all visitors of all backgrounds.
- + Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

- + Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

- + Secure financial resources needed to address agency and visitor priorities.
- + Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

Yes, this project would result in improvements to Puget Sound nearshore habitats and species that are currently impacted by the outdated and potentially toxic materials that many of the older marine facilities were constructed with.

Approximately 80% of this project is linked to the Puget Sound Action Agenda through strategy 9 water pollution source identification and correction.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure “...the ethic of sustainability and the practice and actions of ‘being green’ be integrated into every aspect of agency operation...”. Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

Improving marine facilities in Washington State Parks helps advance equity by expanding safe, inclusive access to public waters and coastal recreation for all:

Geographic Equity – Many marine facilities serve rural, coastal, and island communities that have limited access to recreational infrastructure. Upgraded facilities support tourism and economic opportunities in underserved areas.

Capital Project Request

2025-27 Biennium

*

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Project Number: 40000484

Project Title: Statewide Marine Facilities 2025-27

Description

Economic Equity – Improved public docks, moorage, and launch sites reduce the cost barrier to accessing marine recreation, allowing broader participation by people who may not own waterfront property or large vessels.

Cultural Equity – Enhanced marine sites create space for tribal partnerships, honoring and supporting access to culturally significant shorelines and ancestral waterways.

Accessibility and Inclusion – Modernized facilities can incorporate ADA-compliant features, helping people of all physical abilities enjoy boating, paddling, fishing, and shoreline experiences.

By investing in marine facility improvements, Washington State Parks ensures that the benefits of public lands and waters are shared more fairly across communities, incomes, cultures, and abilities.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

No. This project is not directly linked to the Governor's Salmon Strategy. However, removal of creosote materials from aging structures contributes to the goal of clean water for salmon and people.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

Marine facilities provide access to and enhance many Washingtonian's boating experiences and in many cases provide the only access to Puget Sound for the public. Providing safe and appropriate facilities is at the core of State Parks mission.

Addressing the condition of our marine facilities is a critical need. Many of the facilities, including the ones that would be immediately addressed with supplemental funding, are in danger of being closed to public use due to their declining condition. These facilities have already undergone the design and permitting process and once funded are ready to proceed with construction as soon as the in-water work windows allow.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

Yes.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Preservation - Unidentified

Growth Management impacts

No growth management impacts are anticipated as a result of this project.

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	1,618,000				1,618,000
	Total	1,618,000	0	0	0	1,618,000

Capital Project Request

2025-27 Biennium

*

Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000484

Project Title: Statewide Marine Facilities 2025-27

Funding

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

Operating Impacts

No Operating Impact

Narrative

This project renovates/replaces existing marine facilities. There are no operating impacts expected as a result of this project.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Statewide Facility and Infrastructure Backlog
OFM Project Number	40000484

Contact Information	
Name	Kyle Murphy
Phone Number	360-902-0923
Email	kyle.murphy@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	13.58%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	9.80%	Location Used for Tax Rate	King County
Contingency Rate	10%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	A06313
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	September-25	Design End	June-26
Construction Start	July-26	Construction End	July-27
Construction Duration	12 Months		

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Project Cost Summary			
Total Project	\$1,559,611	Total Project Escalated	\$1,617,527
		Rounded Escalated Total	\$1,618,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,618,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$9,000		
Design Phase Services	\$103,072		
Extra Services	\$58,000		
Other Services	\$46,308		
Design Services Contingency	\$21,638		
Consultant Services Subtotal	\$238,018	Consultant Services Subtotal Escalated	\$242,592

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,000,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,040,500
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$100,000		\$104,050
Non-Taxable Items	\$0		\$0
Sales Tax	\$107,800	Sales Tax Escalated	\$112,166
Construction Subtotal	\$1,207,800	Construction Subtotal Escalated	\$1,256,716

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$102,293		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$102,293	Project Administration Subtotal Escalated	\$106,437

Other Costs			
Other Costs Subtotal	\$11,500	Other Costs Subtotal Escalated	\$11,782

Project Cost Estimate			
Total Project	\$1,559,611	Total Project Escalated	\$1,617,527
		Rounded Escalated Total	\$1,618,000

Funding Summary

			Current Biennium			
			2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0				\$0	
Consultant Services						
Consultant Services Subtotal	\$242,592		\$242,592		\$0	
Construction						
Construction Subtotal	\$1,256,716		\$1,256,716		\$0	
Equipment						
Equipment Subtotal	\$0				\$0	
Artwork						
Artwork Subtotal	\$0				\$0	
Agency Project Administration						
Project Administration Subtotal	\$106,437		\$106,437		\$0	
Other Costs						
Other Costs Subtotal	\$11,782		\$11,782		\$0	
Project Cost Estimate						
Total Project	\$1,617,527	\$0	\$1,617,527	\$0	\$0	
	\$1,618,000	\$0	\$1,618,000	\$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.)

The requested new appropriation will fund all various stages of multiple marine facilities improvement projects, including design, permitting and construction.

Insert Row Here

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

Appropriations provided in previous biennia have funded design and permitting for a number of projects.

Insert Row Here

What is planned with a future appropriation?

Future planned appropriations would continue to fund various stages of marine facilities improvement projects.

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$5,000			
Environmental Analysis	\$2,500			
Predesign Study				
Archeology/Tribal Consultation	\$1,500			
Insert Row Here				
Sub TOTAL	\$9,000	1.0000	\$9,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$103,072			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$103,072	1.0113	\$104,237	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation	\$15,000			
Commissioning				
Site Survey	\$8,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$10,000			
Environmental Mitigation (EIS)	\$25,000			
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$58,000	1.0113	\$58,656	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$46,308			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$46,308	1.0405	\$48,184	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$21,638			
Other				
Insert Row Here				
Sub TOTAL	\$21,638	1.0405	\$22,515	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$238,018		\$242,592

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0245	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0245	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,000,000			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$1,000,000	1.0405	\$1,040,500	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,000,000		\$1,040,500	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$100,000		
Other			
Insert Row Here			
Sub TOTAL	\$100,000	1.0405	\$104,050

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0405	\$0

9) Sales Tax

Sub TOTAL	\$107,800	\$112,166
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CONSTRUCTION CONTRACTS TOTAL	\$1,207,800	\$1,256,716
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0405	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0405	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

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

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$102,293				
Additional Services					
Other					
Permit Costs					
Subtotal of Other	\$0				
PROJECT MANAGEMENT TOTAL	\$102,293		1.0405	\$106,437	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Permit - Costs	\$10,000				
Permit - Staff	\$1,500				
Insert Row Here					
OTHER COSTS TOTAL	\$11,500		1.0245	\$11,782	

Green cells must be filled in by user

C-100 (2026) Additional Notes
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Tab A. Acquisition
<i>Insert Row Here</i>

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

Tab C. Construction Contracts
<i>Insert Row Here</i>

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

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

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

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

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000153

Project Title: Nisqually New Full Service Park

Description

Starting Fiscal Year: 2020

Project Class: Program Improvement (State-Owned)

Agency Priority: 3

Project Summary

This multi-phase project designs, permits and constructs a new full-service park in partnership with the Nisqually Indian Tribe. Funding requested in the 2026 supplemental will construct phase 1 of the campground, including installation of all utilities and base course for roads and campsites.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

Nisqually State Park represents a once-in-a-generation opportunity to create a flagship park grounded in cultural heritage, ecological restoration, and regional recreation. While significant progress has been made on day-use areas, trails, and interpretive features, the park currently lacks overnight accommodations—limiting its ability to fully serve the public, generate sustainable revenue, and realize the long-term vision co-developed with the Nisqually Indian Tribe.

The construction of a campground in Phase 1 will provide the park's first overnight facilities, support a broader range of recreation experiences and dramatically extend visitor stays. This foundational phase will initiate utility infrastructure (water, power, sewer), road access, and grading work necessary to serve future campsite and RV loop development. Without this investment, the agency risks delaying a key component of park completion, missing opportunities for economic impact, community partnerships, and the honoring of tribal stewardship goals already reflected in the design.

Developing this first phase will also catalyze workforce opportunities, improve access to nature for diverse communities in the South Sound region, and create long-term operational capacity at a park that is positioned to become one of the most culturally significant and ecologically diverse in the Washington State Park system.

2. WHAT IS THE PROJECT?

The development of a new full-service park has been an ongoing multi-phased project. This funding request will construct the first phase of the campground. The project will include construction, will include site preparation and clearing, trenching and installation of all buried water, sewer and electric utilities and base course preparation for all roads and campsite. The second phase of campground construction funding will be requested in the 2027-29 biennial budget and will complete construction of all campsites, all overnight roofed accommodations, restrooms and comfort stations, and all accessory campground infrastructure such as water spigots, RV hookups, RV dump station, benches, pathways, signage, etc.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

Funding Phase 1 of campground construction at Nisqually State Park will directly advance the park's long-term vision by laying the essential groundwork for overnight recreation. This phase includes installing critical infrastructure such as water, power, sewer, and road access that will serve 60 campsites and 10 cabins. By establishing this foundational backbone, the agency ensures that subsequent development can proceed efficiently, cost-effectively, and without redundant construction efforts.

Importantly, this phase also supports the co-management goals developed in partnership with the Nisqually Indian Tribe, enabling tribal-led interpretive programming and stewardship to be integrated into the campground experience. The infrastructure laid in Phase 1 is essential for ensuring future facilities reflect both cultural values and modern visitor expectations.

By securing funding now, Washington State Parks avoids delays that would stall momentum at one of the agency's most significant new parks, and ensures that planned access, equity, and partnership goals can be realized on schedule.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000153

Project Title: Nisqually New Full Service Park

Description**4. WHAT ALTERNATIVES WERE EXPLORED?**Request for Full Campground Funding in 2026 Supplemental

This alternative would request full funding for campground development in the 2026 supplemental. This was an unrealistic alternative due to the large overall cost to completing the campground. The current cost estimate for full campground construction is approximately \$18M.

Request Full Campground Funding in 2027-29 biennial budget

This alternative would request full campground funding for the 2027-29 biennial budget. This option was also not considered idea because it would still require requesting full funding for campground construction. In addition, it would further delay the completion of the campground, impacting revenue generation potential. This proposal would also considerably delay the funding requesting, and construction of the final phase of the Nisqually State Park development, the Village Center. This component was originally planned for a 2027-29 funding request.

Preferred Alternative

This preferred alternative will fund the phase 1 campground construction in the 2026 supplemental. The campground is fully designed and permitted and will be ready to go to construction advertising as early as April of 2026. Phase 2 campground funding would be requested in the 2027-29 budget and be ready for construction if summer of 2027. This approach would result in the campground being open for use in the summer of 2028.

5. WHO BENEFITS FROM THE PROJECT?

The development of a new campground at Nisqually State Park would provide broad and meaningful benefits to a range of groups:

1. The Public and Park Visitors

Recreation Access: Campgrounds allow families, individuals, and outdoor enthusiasts to stay overnight and enjoy extended visits to the park.

Affordability and Inclusion: Camping offers a more affordable alternative to hotels or vacation rentals, expanding access to outdoor overnight experiences for low- and moderate-income individuals.

Proximity to Urban Areas: With its location near Olympia, Tacoma, and Seattle, the campground will serve as an accessible destination for millions of Washington residents.

2. Tribal Communities

The Nisqually Indian Tribe, a full partner in the park's development, will benefit through the integration of cultural interpretation, stewardship, and economic partnership opportunities. The campground allows for interpretive spaces that highlight Nisqually stories, language, and land-based traditions.

3. Local and Regional Economies

Tourism Spending: Campers contribute to the local economy by purchasing food, gas, supplies, and services in nearby communities such as Eatonville and Yelm.

Job Creation: Construction, operations, and in-park employees create short- and long-term employment opportunities. Season in-park employees come mostly from the communities near the parks they work in.

Small Business Opportunities: Potential for partnerships with tribal artisans, tour guides, food vendors, or event coordinators.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000153

Project Title: Nisqually New Full Service Park

Description

No.

7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives."

This project specifically addresses the following goals and strategies:

Customer Experience – Provide exceptional recreation, cultural and interpretive opportunities that all visitors enjoy and support.

+ Keep parks vibrant, accessible and well cared for.

+ Provide customers with the facilities and experiences they want and expect.

Diversity, Equity and Inclusions – Expand access and opportunity for everyone to experience the outdoors.

+ Maintain a safe and welcoming environment for all visitors of all backgrounds.

+ Develop new parks and amenities and improve trails and park services that meet the needs of a growing and increasingly diverse population.

Resources Protection – Protect and conserve park systems resources for the future.

+ Improve facility conditions through capital planning.

Resource Management – Obtain and effectively manage resources needed to create and sustain an exceptional parks system.

+ Secure financial resources needed to address agency and visitor priorities.

+ Ensure effective, efficient services.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

No.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategies into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Policy (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

The final completion of the campground will include multiple EV charging stations for visitors' vehicles at the campground comfort stations.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000153

Project Title: Nisqually New Full Service Park

Description

The development of a campground at Nisqually State Park will meaningfully advance equity by expanding access to affordable, culturally relevant, and regionally accessible outdoor recreation in an area historically underserved by overnight public accommodations.

1. Expanding Access to Affordable Outdoor Experiences

Camping is one of the most affordable forms of overnight recreation. By creating new campsites within driving distance of major population centers, including Tacoma, Olympia, and parts of South King County this project reduces financial and transportation barriers for families and individuals who may not be able to travel to more remote or expensive destinations.

2. Centering Tribal Voices and Cultural Equity

This project is being developed in close partnership with the Nisqually Indian Tribe, which has been directly involved in planning, design, naming, and interpreting the landscape. The campground will incorporate tribal perspectives through interpretive signage, language, artwork, and storytelling, helping to correct the long-standing underrepresentation of Indigenous voices in public lands and outdoor narratives.

3. Increasing Geographic Equity in the Parks System

Currently, the central and southern Puget Sound region has relatively few state park campgrounds compared to other parts of the state. This campground helps address that imbalance by providing new overnight opportunities in a high-demand area, improving geographic equity across the Washington State Parks system.

4. Supporting Inclusive Park Design and Facilities

The campground will be built with accessibility in mind, with ADA-compliant campsites, restrooms, and interpretive features that ensure people with disabilities can fully enjoy the park. Planned development also considers inclusive design elements to serve a wide range of cultural, generational, and recreational needs.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

No.

14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?

Delaying funding for the first phase of campground construction at Nisqually State Park until the 2027–29 biennium would stall critical progress at one of Washington's most significant and visionary new parks. Funding in the 2026 Supplemental Budget is essential to maintain project momentum, realize early public benefit, and avoid cost and schedule inefficiencies.

1. Project Momentum and Sequencing

The park is currently undergoing major development, including the interpretive plaza, river access, and park entrance infrastructure scheduled for completion by Fall 2025. State Parks recently awarded Phase 3 construction funding, including the utility backbone, and wastewater treatment facility, and is currently advertising the final Phase 3 construction project, the Welcome Center and Entrance Road. Funding the first phase of campground construction in 2026 allows the agency to seamlessly transition from day-use development into overnight facilities. Waiting until the next biennium would create a multi-year construction gap, delaying the full functionality of the park.

**465 - State Parks and Recreation Commission
Capital Project Request**

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000153

Project Title: Nisqually New Full Service Park

Description2. Rising Costs and Inflation

Construction and materials costs continue to escalate. Delaying campground development risks significant cost increases due to inflation, supply chain disruptions, and labor shortages. Early investment will reduce the total cost of future phases by leveraging current site readiness and avoiding duplicative work. A delay could add hundreds of thousands of dollars to the project's total cost.

3. Public Demand and Regional Equity

The South Sound region has a growing population and limited overnight recreation opportunities on public lands. Once the full campground is complete, visitor interest and day-use activity will increase sharply. Without overnight facilities, these visitors will face limited access to full-park experiences, and the state will miss a critical opportunity to provide affordable, accessible camping close to urban centers. Investing now supports a more equitable park system and serves communities that lack easy access to overnight recreation.

4. Tribal Partnership and Cultural Visibility

The Nisqually Indian Tribe has been a full partner in the development of this park. Continued progress demonstrates the state's commitment to honoring that partnership and elevating tribal leadership in public land management. The campground is a key platform for integrating interpretive elements, tribal language, and cultural storytelling. A multi-year delay risks eroding momentum and public visibility around this unique and deeply collaborative effort.

5. Early Revenue Generation and Operational Readiness

Once operational, the campground will generate fee-based revenue that supports park operations and staffing. Beginning campground construction sooner accelerates this self-sustaining model and helps ensure the park can be adequately staffed and maintained as new facilities come online.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

Yes. State Parks has received approximately \$30M total between the 2019-2021 and 2023-2025 biennium. The agency currently has approximately \$25M obligated or expended on construction of Phase 2 facilities and infrastructure.

Location

City: Unincorporated

County: Pierce

Legislative District: 002

Project Type

Program Improvement - Unidentified

Growth Management impacts

Parks has reviewed this project for consistency with local government land use policies and regulations under the Growth Management Act and concludes that it is likely to be permissible, contingent on detailed local review and approval processes.

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

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives." This project also furthers the Agency's Six Principles and Goals of, 1. Customer Experience, 2. Quality of Life, 3. Diversity, Equity, and Inclusion, 4. Resource Protection, 5. Work Force Development, and 6. Resource Management.

Funding

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000153

Project Title: Nisqually New Full Service Park

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	21,897,000		(16,605,000)	16,605,000	11,733,000
	Total	21,897,000	0	(16,605,000)	16,605,000	11,733,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	10,164,000			
	Total	10,164,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

This sub-phase involving infrastructure of the Nisqually project has no operating impacts.

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	Washington State Parks and Recreation Commission
Project Name	Nisqually New Full Service Park
OFM Project Number	40000153

Contact Information	
Name	Brian Yearout
Phone Number	(360)725-9763
Email	brian.yearout@parks.wa.gov

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	7.90%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	No
Sales Tax Rate %	8.10%	Location Used for Tax Rate	Pierce
Contingency Rate	5%		
Base Month (Estimate Date)	September-25	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start	February-19	Predesign End	April-20
Design Start	September-20	Design End	December-25
Construction Start	July-26	Construction End	August-27
Construction Duration	14 Months		

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Project Cost Summary			
Total Project	\$20,991,343	Total Project Escalated	\$21,897,307
		Rounded Escalated Total	\$21,897,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$11,733,000
Next Biennium			\$10,164,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$0		
Extra Services	\$20,000		
Other Services	\$1,059,175		
Design Services Contingency	\$53,959		
Consultant Services Subtotal	\$1,133,134	Consultant Services Subtotal Escalated	\$1,181,223

Construction			
Maximum Allowable Construction Cost (MACC)	\$16,690,000	Maximum Allowable Construction Cost (MACC) Escalated	\$17,411,008
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$834,500		\$870,551
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,419,485	Sales Tax Escalated	\$1,480,806
Construction Subtotal	\$18,943,985	Construction Subtotal Escalated	\$19,762,365

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$914,224		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$914,224	Project Administration Subtotal Escalated	\$953,719

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

Project Cost Estimate			
Total Project	\$20,991,343	Total Project Escalated	\$21,897,307
		Rounded Escalated Total	\$21,897,000

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	\$1,181,223		\$628,233	\$552,990		\$0
Construction						
Construction Subtotal	\$19,762,365		\$10,525,325	\$9,237,040		\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$953,719		\$579,398	\$374,321		\$0
Other Costs						
Other Costs Subtotal	\$0					\$0
Project Cost Estimate						
Total Project	\$21,897,307	\$0	\$11,732,956	\$10,164,351	\$0	
	\$21,897,000	\$0	\$11,733,000	\$10,164,000	\$0	
Percentage requested as a new appropriation			54%			

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

Funding will be used to finalize construction documents, and construct the first phase of the new Nisqually State Park campground.

Insert Row Here

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

Yes, scoping, pre-design, design, and permitting for the campground have been funded in previous biennium.

Insert Row Here

What is planned with a future appropriation?

The second and final phase of campground construction funding will be requested for the 2027-29 beinimum.

Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$955,260			69% of A/E Basic Services
Other	-\$955,260			
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$1	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$20,000			
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$20,000	1.0000	\$20,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$429,175			31% of A/E Basic Services
HVAC Balancing				
Staffing	\$30,000			
special construction	\$600,000			
Insert Row Here				
Sub TOTAL	\$1,059,175	1.0432	\$1,104,932	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$53,959			
Other				
Insert Row Here				
Sub TOTAL	\$53,959	1.0432	\$56,290	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$1,133,134	\$1,181,223

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0245	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0245	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Campground Phase 1	\$8,889,000			
Campground Phase 2	\$7,801,000			
Sub TOTAL	\$16,690,000	1.0432	\$17,411,008	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$16,690,000		\$17,411,008	
	NA		NA per 0	

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7) Owner Construction Contingency

Allowance for Change Orders	\$834,500		
Other			
Insert Row Here			
Sub TOTAL	\$834,500	1.0432	\$870,551

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0432	\$0

9) Sales Tax

Sub TOTAL	\$1,419,485	\$1,480,806
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CONSTRUCTION CONTRACTS TOTAL	\$18,943,985	\$19,762,365
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0432	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0432	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

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

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$914,224				
Additional Services					
Other					
Permit Costs					
Subtotal of Other	\$0				
PROJECT MANAGEMENT TOTAL	\$914,224		1.0432	\$953,719	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0245	\$0	

Green cells must be filled in by user

C-100 (2026)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000513

Project Title: Little Hoko River Floodplain Restoration

Description

Starting Fiscal Year: 2026

Project Class: Grant/Loan

Agency Priority: 0

Project Summary

The Washington State Parks and Recreation Department applied for and was awarded \$1,000,000 for the US Fish and Wildlife Service to restore Little Hoko River floodplain and several acres of wetlands. The Little Hoko River Floodplain restoration project will restore critical coastal wetlands in the Hoko River watershed of Clallam County in Washington State.

Project Description**1. WHAT IS THE PROBLEM OR OPPORTUNITY?**

The Hoko watershed is recovering from a century of forestry and agricultural land use which initiated a chain reaction of channel incision, floodplain disconnection and habitat degradation, resulting in a severe decline in salmon abundance. In 1994 Washington State Parks acquired the project area. Between 1994-1998, initial restoration was initiated including the elimination of cattle grazing from coastal wetlands, extensive revegetation of floodplains, abandonment of floodplain roads and additions of large wood. The work proposed here will build upon prior instream habitat restoration efforts of Washington State Parks and the Lower Elwha Klallam Tribe and will further restore habitat-sustaining processes for the benefit of fish and wildlife. The Hoko watershed supports a wide diversity of wildlife and fish populations including marine mammals, seabirds, shorebirds, migratory and breeding waterfowl, neotropical migrants, raptors, salmon, shellfish, land mammals, reptiles, and amphibians. Southern Resident Killer Whales are listed under the Federal Endangered Species Act (ESA) as endangered, threatened or species of concern and this project will support the recovery of their preferred prey. In addition, both Chinook and Steelhead are currently under review by NOAA pending ESA-listing petitions. 14 species of concern listed by Washington State are found in the Hoko watershed. Restoration of these coastal wetlands is necessary to help enable this watershed to achieve historic levels of salmon abundance.

2. WHAT IS THE PROJECT?

We propose to restore 2.5 miles of the Little Hoko River mainstem, floodplain and associated buffers, beginning at the confluence of the Little Hoko River with the Hoko River Mainstem ~3.75 river miles from the estuary. We will restore ~175.4 acres of coastal wetlands between river mile 0 and 2.5 along the Little Hoko River mainstem and floodplain on Washington State Park land to maximize the coastal wetland functionality. We propose an extensive in-stream habitat restoration effort, to install 62 engineered logjams to reestablish the river process and the habitat sustaining benefits of large woody debris, necessary because of prior land management practices which denuded the watershed of naturally occurring large wood.

3. HOW WOULD THE PROJECT ADDRESS THE PROBLEM OR OPPORTUNITY?

This request for spending authority for a federal National Coastal Wetlands grant which has been awarded to State Parks. Without spending authority, the funds in-hand cannot be used, and the project will not be built.

4. WHAT ALTERNATIVES WERE EXPLORED?

The proposed alternative is a cost-effective, minimally disturbing method to achieve the desired results.

5. WHO BENEFITS FROM THE PROJECT?

Fish and wildlife would continue to be negatively impacted if this project was not built.

6. DOES THE PROJECT LEVERAGE NON-STATE FUNDING?

Yes, State Parks has been awarded \$1,000,000 from the federal National Coastal Wetlands Conservation grant program. State Parks is obligated to provide \$420,000 in non-federal matching contributions to the project. This will come from in-hand RCO ESRP funding.

**465 - State Parks and Recreation Commission
Capital Project Request**

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

Report Number: CBS002

Date Run: 9/15/2025 1:17PM

Project Number: 40000513

Project Title: Little Hoko River Floodplain Restoration

Description**7. HOW DOES THIS PROJECT SUPPORT THE WASHINGTON STATE PARKS AND RECREATION COMMISSION 2021-2031 STRATEGIC PLAN?**

This project supports the State Park's Mission Statement: "The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives." It furthers the Hoko River State Park Management plan which highlights the importance of preserving and enhancing wildlife habitat, particularly for salmonids.

8. DOES THIS PROJECT HAVE INFORMATION TECHNOLOGY RELATED COSTS?

No.

9. IS THE PROJECT LINKED TO THE PUGET SOUND ACTION AGENDA?

No.

10. HOW DOES THIS PROJECT CONTRIBUTE TO GREENHOUSE GAS REDUCTIONS AND ENVIRONMENTAL PERFORMANCE?

The State Parks and Recreation Commission seeks to incorporate energy savings and greenhouse gas emission reduction strategy into all development projects and ongoing operation and maintenance practices. The Commission has adopted a Sustainability Pol (73-09-1) to ensure "...the ethic of sustainability and the practice and actions of 'being green' be integrated into every aspect of agency operation...". Additionally, the Commission is committed to implementing greenhouse gas emission reduction strategies identified in the State Agency Climate Leadership Action Act (RCW 70A.45), to slow the impacts of climate change and ensure project designs incorporate energy efficiency opportunities.

11. DOES THIS PROJECT IMPACT EQUITY IN THE STATE?

State parks are located throughout the state in both rural and urban areas and actively involve local communities in park planning. Parks need to be accessible and welcoming to everyone, and the agency is committed to creating a hospitable, safe, and inclusive park environment. The events of 2020 highlight the importance of State Park's role in supporting physical and mental wellbeing, regardless of race, identity, abilities, or socioeconomic status.

All resource requests to pay for improving the park system would contribute to State Parks success. This includes ensuring that all visitors are welcome and have access to a well-run park system that meets their expectations.

12. IS THE PROJECT ELIGIBLE FOR DIRECT PAY?

No.

13. IS THIS PROJECT LINKED TO THE GOVERNOR'S SALMON STRATEGY?

This project aligns with the Governor's Salmon Strategy. It supports proposed actions 1 – protect and restore vital salmon habitat. And 4- build climate resiliency.

This request for spending authority is needed to implement the project with funding already in-hand from the federal government.

Capital Project Request

2025-27 Biennium

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Version: 15 2026 SUPP AGENCY REQUEST

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Description**14. IS THERE ADDITIONAL INFORMATION YOU WOULD LIKE DECISION MAKERS TO KNOW WHEN EVALUATING THIS REQUEST?**

No.

15. WAS ANY PORTION OF THIS PROJECT FUNDED IN A PREVIOUS BIENNIUM?

No.

Location

City: Unincorporated

County: Clallam

Legislative District: 024

Project Type

Grants - Competitive

Growth Management impacts

NA

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
001-2	General Fund-Federal	1,000,000				1,000,000
	Total	1,000,000	0	0	0	1,000,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts**No Operating Impact****Narrative**

Project to restore shoreline and wetlands should not have on-going operating impacts.



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